



Matt Russell, Mayor
Garry Wilson, Ward II
Christopher Updike, Ward III
Jennifer Mitchell, Ward IV

Eric Franklin, Ward I
Gerry Pool, Ward II
Shane Grooms, Ward III
Jim Deichman, Ward IV

AGENDA
City Council Meeting
City Council Chambers, 540 Civic Boulevard
July 20, 2021 at 6:00 PM

Call Meeting to Order

Opening Prayer

Pledge of Allegiance to the United States Flag

Mayor's Announcements

Citizen Participation

Consent Agenda

- [1.](#) Approve Amending the City Council Minutes from June 15, 2021 to Correct a Scrivener's Error.
- [2.](#) Approve June 22, 2021 City Council Regular Session Minutes.
- [3.](#) Approve Vendor List.

Board, Commission, and Committee Schedule

City Council Meeting (Via Zoom)	August 03, 2021
Board of Adjustment Meeting	August 05, 2021
Planning & Zoning Meeting	August 09, 2021
City Council Meeting	August 17, 2021

Old Business and Tabled Items

- [4.](#) 21-52 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Auburn Hills Phase Two Subdivision.

New Business (First Reading of Ordinances)

- [5.](#) 21-53 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 9.1 Acres from General Commercial (C-2) to Heavy Manufacturing (M-2), Located at 6330 West US Hwy 60.
- [6.](#) 21-54 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 92.85 Acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), Located at 3456 South Farm Road 101.

Other Business (Resolutions)

- [7.](#) 21-R-31 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Olde Savannah Phase 3, a Residential Subdivision Consisting of Approximately 22.95 Acres Located in the 6400 Block of South Farm Road 89.

Reports from Staff

8. Presentation of the Citizen Survey for 2021.

Executive Session: *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

1. RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record.
2. RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
3. RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record.

Adjournment

Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



AGENDA ITEM ANALYSIS

Project/Issue Name: Approve Amending the City Council Minutes from June 15, 2021 to Correct a Scrivener's Error.

Submitted By: Laura Burbridge

Date: July 20, 2021

Issue Statement

To correct a scrivener's error on previously approved City Council Minutes.

Discussion and/or Analysis

Due to an error, staff is requesting to amend the City Council Regular Session Minutes of June 15, 2021, by amending the votes for items 8-16 to reflect the appropriate City Council Members voting. The approved minutes read: "The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Russell, and Updike." Staff requests to amend the minutes to read "The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike."

Also amended is the Executive Session section that previously read: "Motion was made by Council Member Franklin and seconded by Council Member Grooms at 7:35 p.m. to go into Executive Session under RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record. and RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 6 Aye - Pool, Deichman, Updike, Franklin, Mitchell, and Grooms. 0 Nay. Motion carried. Motion was made by Council Member Wilson and seconded by Council Member Updike to adjourn the Executive Session Meeting at 7:50 p.m. A roll call vote was taken. The vote was 6 Aye-Grooms, Mitchell, Franklin, Pool, Updike, and Deichman. 0 Nay. Motion Carried." Is now amended to read:

"Motion was made by Council Member Franklin and seconded by Council Member Updike at 7:36 p.m. to go into Executive Session under RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record. and RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 6 Aye - Pool, Deichman, Updike, Franklin, Mitchell, and Grooms. 0 Nay. Motion carried.

Motion was made by Council Member Franklin and seconded by Council Member Deichman to adjourn the Executive Session Meeting at 8:40 p.m. A roll call vote was taken. The vote was 6 Aye-Grooms, Pool, Updike, Franklin, Mitchell, and Deichman. 0 Nay. Motion Carried."

The corrected minutes are attached for review.

Recommended Action

Staff recommends approval.



Matt Russell, Mayor
Garry Wilson, Ward II
Christopher Updike, Ward III
Jennifer Mitchell, Ward IV

Eric Franklin, Ward I
Gerry Pool, Ward II
Shane Grooms, Ward III
Jim Deichman, Ward IV

MINUTES
City Council Meeting
City Council Chambers, 540 Civic Blvd
June 15, 2021 at 6:00 PM

Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Matt Russell at 6:00 p.m. Council Members present included Christopher Updike, Jim Deichman, Eric Franklin, Gerry Pool, Shane Grooms, and Jennifer Mitchell. Others in attendance were: Assistant Parks and Recreation Director Jennafer Mayfield, Chief of Staff Lisa Addington, City Attorney Scott Ison, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Planning Manager Karen Haynes, BUILDS Administrator Andrew Nelson, Deputy Fire Chief Lynn Hollandworth, Police Lieutenant Jamie Burks, Police Chief Brian Sells, Finance Director Meghin Cook, Senior Financial Analyst Debbie Parks, Information Systems Director Josh Jones, and City Clerk Laura Burbridge.

Opening Prayer

Opening prayer was led by Jim Deichman.

Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Matt Russell.

Citizen Participation

Mayor Matt Russell opened citizen participation at 6:03 p.m. No one came forward so Mayor Russell closed citizen participation at 6:03 p.m.

Consent Agenda

Motion was made by Council Member Grooms and seconded by Council Member Deichman to approve the consent agenda. The vote was 6 Aye-Deichman, Franklin, Pool, Grooms, and Mitchell. 0 Nay. Motion Carried.

1. Approve June 1, 2021 City Council Minutes.
2. As per RSMo. 109.230(4), City records that are on file in the City Clerk’s office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State’s office.
3. Approve Vendor List.
4. Approve Utility Billing Adjustments.
5. 21-R-24 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the Purchase of Radios for the Fire Department.
6. 21-R-25 A Resolution of the City Council of the City of Republic, Missouri, Appointing Authorized Signers with Bank of Missouri.

Board, Commission, and Committee Schedule

City Council Meeting (Zoom)	June 22, 2021
Board of Adjustment Meeting	July 1, 2021
Planning & Zoning Meeting	July 12, 2021
City Council Meeting	July 20, 2021



Old Business and Tabled Items

7. **21-42 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Olde Savannah Phase 1B Subdivision.**

Motion was made by Council Member Franklin and seconded by Council Member Updike to have the second reading of Bill 21-42 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, and Updike. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Franklin motioned for the passage of Bill 21-42. Council Member Updike seconded. A roll call vote was taken. The vote was 6 Aye-Grooms, Updike, Deichman, Pool, Franklin, and Mitchell. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

8. **21-43 An Ordinance of the City Council of the City of Republic, Missouri, Approving a Special Use Permit to Operate a Rugby Football Club Facility Located in the 6100 Block of West Farm Road 156 to the Springfield Rugby Football Club.**

Council Member Pool motioned for the first reading of Bill 21-43 by title only. Council Member Grooms seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill.

Mayor Matt Russell opened it up for citizens opposing this item. Betty Bodenhamer spoke for Tom Gammon representing the Brookline Cemetery. Ms. Bodenhamer expressed that if the Springfield Rugby Football Club put in a fence, they would be in agreement with this item. Greg Smith, 2926 E. Alpine Dr. did not have anything further to add to Ms. Bodenhamer's comments.

Mayor Matt Russell opened it up for citizens in favor of this item. Bryan Bevel, 885 S Farm Road 197 stated he had nothing to add to staff's report but was available for any questions Council might have. Derek Lee, 1200 E Woodhurst was also present in favor of this item, but did not have anything further to add. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

9. **21-44 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 10 Acres from Agricultural (AG) to Planned Development District (PDD), Located in the 7400 Block of West Farm Road 174.**

Council Member Deichman motioned for the first reading of Bill 21-44 by title only. Council Member Pool seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

10. **21-45 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 5.91 Acres from Local Commercial (C-1) to General Commercial (C-3), Located in the 6500 Block of West Republic Road.**

Council Member Grooms motioned for the first reading of Bill 21-45 by title only. Council Member Franklin seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

11.21-46 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 36.95 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 6800 Block of West Farm Road 144.

Council Member Pool motioned for the first reading of Bill 21-46 by title only. Council Member Updike seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill.

Mayor Russell opened it up for citizens speaking against this item. Brian Ward, 6741 W. Farm Road 144, approached to speak against this and the next item. Mr. Ward reported he was speaking for his neighbors, including Rachel Hodge, who was unable to attend. Mr. Ward cited spot zoning descriptions and stated he believed this item would be a spot zone. Mr. Ward spoke about his fear of the rezone decreasing the value of his home stating commercial property doesn't have the value of residential. Mr. Ward expressed this could make it impossible to sell their homes for current value. Mr. Ward expressed he wants a fair purchase price for owners. Nancy Randles, 1235 S. State Highway MM, spoke against this rezone. Ms. Randles shared she has lived in her home for 44 years and fixed her home up to retire. Ms. Randles expressed concern of eminent domain from MoDOT and expressed she had hoped to stay at this house for the rest of her life.

Mayor Russell opened it up for those speaking in favor of this item. Project engineer Elliott Reed, 530A E. Independence Dr., spoke in favor of this and the following rezone. Mr. Reed shared there are approximately 330 acres between this and James River Freeway that are all zoned commercial. Mr. Reed expressed his sympathy for the neighbors but reminded everyone that MM is going to 5 lanes with or without this development. Mr. Reed apologized for not being at Planning and Zoning due to a miscommunication and was not available to answer questions of the Commission. Mr. Reed shared this is step 1 of the development process and they would still have to figure out a preliminary plat that would come before Council. The applicant's attorney, Cory Collins from Husch and Blackwell at 901 St. Louis Street, spoke in favor. Mr. Collins shared in real estate law, the neighbor concerns are always an issue they want to address. Mr. Collins disagreed with the reference to spot zoning and shared this information was irrelevant to what is going on as this development is within the City's comprehensive plan. Mr. Collins shared this is an appropriate use of property and his client offered a fair property value as he is willing to pay the appraised value minus 6% commission, inspection, and required repairs of anything identified in the inspection to be fixed. Mr. Collins reminded everyone the road widening isn't part of this development.

Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

12.21-47 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 16.42 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 1100 Block of South State Highway MM.

Council Member Deichman motioned for the first reading of Bill 21-47 by title only. Council Member Updike seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill.

Mayor Russell opened it up for citizens speaking against this item. Brian Ward, 6741 W. Farm Road 144, approached to speak against this item. Mr. Ward again referenced spot zoning on the previous item and expressed concerns about the road that would be built between his home and his neighbor's property. Nancy Randles, 1235 S. State Highway MM, spoke against this rezone. Ms. Randles again expressed concern about the MM widening.

Mayor Russell opened it up for those speaking in favor of this item. Project engineer Elliott Reed, 530A E. Independence Dr., spoke in favor of this and the following rezone. Mr. Reed expressed his comments for the previous item apply to this one as well. The applicant's attorney, Cory Collins from Husch and Blackwell at 901 St. Louis Street, spoke in favor of this item as well.

Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

13.21-48 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 10.88 Acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located at 6354 South Farm Road 89.

Council Member Grooms motioned for the first reading of Bill 21-48 by title only. Council Member Updike seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Project engineer Chris Wynn, 5051 S. National Ave. Suite 7A, spoke in favor of this item. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

14.21-49 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 17.1 Acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located in the 6400 Block of South Farm Road 89.

Council Member Pool motioned for the first reading of Bill 21-49 by title only. Council Member Updike seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Project engineer Chris Wynn, 5051 S. National Ave. Suite 7A, spoke in favor of this item. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

15.21-50 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 2.5 Acres from Local Commercial (C-1) to General Commercial (C-3), Located at 6552 West Republic Road.

Council Member Updike motioned for the first reading of Bill 21-50 by title only. Council Member Grooms seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

16.21-51 An Ordinance of the City Council of the City of Republic, Missouri, Approving Budget Amendment No. 2 to the Budget for the Fiscal Year 2021.

Council Member Franklin motioned for the first reading of Bill 21-50 by title only. Council Member Mitchell seconded. The vote was 6 Aye-Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

Other Business (Resolutions)

17.21-R-26 A Resolution of the City Council of the City of Republic, Missouri, Authorizing an Agreement with Midwest Public Risk for Property and Liability Insurance for 2021-2022.

Motion was made by Council Member Franklin and seconded by Council Member Updike to approve Resolution 21-R-26. Debbie Parks provided an overview of the Resolution. The vote was 6 Aye-Deichman, Franklin, Grooms, Pool, Mitchell, and Updike. 0 Nay. Motion Carried.

18.21-R-27 A Resolution of the City Council of the City of Republic, Missouri, Approving the Audit Report for the Fiscal Year Ended December 31, 2020.

Motion was made by Council Member Deichman and seconded by Council Member Pool to approve Resolution 21-R-27. Debbie Parks introduced Jon Cummings, who provided an overview of the audit report. The vote was 6 Aye-Deichman, Franklin, Grooms, Pool, Mitchell, and Updike. 0 Nay. Motion Carried.

Reports from Staff

Assistant City Administrator Jared Keeling referenced the City's website to show a week from Friday is Have-A-Blast. Mr. Keeling reported there has been a large amount of talk and we anticipate a large crowd. We are very excited, and it will begin Friday at 6:00 p.m. with fireworks at 10:00 p.m. Mr. Keeling shared we are encouraging people to come to J.R. Martin Park to enjoy the Pyro-musical show.

Assistant City Administrator Jared Keeling reported that 7 weeks from today, on August 3rd, is the election for the sales tax initiative. Mr. Keeling showed Council the City's website, with a page dedicated to information on this ballot. More information will be added continually as well as mailings and interviews with Lieutenant Burks and Captain Tim King coming soon.

Assistant City Administrator Jared Keeling reported construction started this week on the City's Gateway Sign and construction should be wrapping up Friday. Staff will do landscaping work after that and eventually there will be a driveway and sidewalk. Mr. Keeling shared it is huge and the tiger will be installed in the weeks to come. Mr. Keeling reminded everyone this project started in 2017 with the capital improvement sales tax vote and we are proud of how it has turned out.

Assistant City Administrator Jared Keeling shared he attended the grand re-opening of the Wilson's Creek Battlefield Visitors Center. Mr. Keeling shared Sarah Cunningham is an asset to community. He encouraged people to check it out and shared he is proud to have them at our back door.

Council Member Franklin thanked the citizens who came to speak and acknowledged it is not easy to do. Mr. Franklin praised a great job on the sign and for moving so fast.

Executive Session: *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

1. RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record.
2. RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
3. RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record.

Motion was made by Council Member Franklin and seconded by Council Member Updike at 7:36 p.m. to go into Executive Session under RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record. and RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 6 Aye - Pool, Deichman, Updike, Franklin, Mitchell, and Grooms. 0 Nay. Motion carried.

Motion was made by Council Member Franklin and seconded by Council Member Deichman to adjourn the Executive Session Meeting at 8:40 p.m. A roll call vote was taken. The vote was 6 Aye-Grooms, Pool, Updike, Franklin, Mitchell, and Deichman. 0 Nay. Motion Carried.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor

DRAFT



Matt Russell, Mayor
Garry Wilson, Ward II
Christopher Updike, Ward III
Jennifer Mitchell, Ward IV

Eric Franklin, Ward I
Gerry Pool, Ward II
Shane Grooms, Ward III
Jim Deichman, Ward IV

MINUTES
City Council Meeting
Online Zoom Meeting
June 22, 2021 at 6:00 PM

Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Matt Russell at 6:02 p.m. Council Members present included Christopher Updike, Jim Deichman, Eric Franklin, Garry Wilson, and Jennifer Mitchell. Others in attendance were: , City Attorney Scott Ison, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Planning Manager Karen Haynes, BUILDS Administrator Andrew Nelson, Information Systems Director Josh Jones, and Finance Director Meghin Cook.

Opening Prayer

Opening prayer was led by Council Member Jim Deichman.

Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Matt Russell.

Citizen Participation

Mayor Matt Russell opened citizen participation at 6:03 p.m. No one came forward so Mayor Russell closed citizen participation at 6:04 p.m.

Consent Agenda

Motion was made by Council Member Updike and seconded by Council Member Deichman to approve the consent agenda. The vote was 5 Aye-Deichman, Franklin, Wilson, Updike, and Mitchell. 0 Nay. Motion Carried.

- 1. Approve June 15, 2021 City Council Minutes.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	July 1, 2021
Planning & Zoning Meeting	July 12, 2021
City Council Meeting	July 20, 2021
City Council Meeting	August 17, 2021

Old Business and Tabled Items

- 2. **21-43 An Ordinance of the City Council of the City of Republic, Missouri, Approving a Special Use Permit to Operate a Rugby Football Club Facility Located in the 6100 Block of West Farm Road 156 to the Springfield Rugby Football Club.**

Motion was made by Council Member Wilson and seconded by Council Member Mitchell to have the second reading of Bill 21-43 by title only. The vote was 5 Aye-Deichman, Franklin, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried.

Council Member Grooms arrived.

Karen Haynes was available to answer any questions from Council. Council Member Updike motioned for the passage of Bill 21-43. Council Member Franklin seconded. A roll call vote was

taken. The vote was 6 Aye-Grooms, Deichman, Wilson, Franklin, Updike, and Mitchell. 0 Nay. Motion Carried.

3. **21-44 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 10 Acres from Agricultural (AG) to Planned Development District (PDD), Located in the 7400 Block of West Farm Road 174.**

Motion was made by Council Member Grooms and seconded by Council Member Mitchell to have the second reading of Bill 21-44 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Mitchell motioned for the passage of Bill 21-44. Council Member Grooms seconded. A roll call vote was taken. The vote was 6 Aye-Updike, Wilson, Franklin, Deichman, Grooms, and Mitchell. 0 Nay. Motion Carried.

4. **21-45 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 5.91 Acres from Local Commercial (C-1) to General Commercial (C-3), Located in the 6500 Block of West Republic Road.**

Motion was made by Council Member Grooms and seconded by Council Member Franklin to have the second reading of Bill 21-45 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Updike motioned for the passage of Bill 21-45. Council Member Mitchell seconded. A roll call vote was taken. The vote was 6 Aye-Grooms, Deichman, Franklin, Mitchell, Wilson, and Updike. 0 Nay. Motion Carried.

5. **21-46 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 36.95 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 6800 Block of West Farm Road 144.**

Motion was made by Council Member Mitchell and seconded by Council Member Grooms to have the second reading of Bill 21-46 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Andrew Nelson and Karen Haynes was available to answer any questions from Council. Council Member Franklin motioned for the passage of Bill 21-46. Council Member Mitchell seconded. A roll call vote was taken. The vote was 5 Aye-Franklin, Deichman, Grooms, Mitchell, and Updike. 1 Nay-Wilson. Motion Carried.

6. **21-47 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 16.42 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 1100 Block of South State Highway MM.**

Motion was made by Council Member Wilson and seconded by Council Member Mitchell to have the second reading of Bill 21-47 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Grooms motioned for the passage of Bill 21-47. Council Member Mitchell seconded. A roll call vote was taken. The vote was 6 Aye-Franklin, Mitchell, Deichman, Wilson, Updike, and Grooms. 0 Nay. Motion Carried.

7. **21-48 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 10.88 Acres**

from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located at 6354 South Farm Road 89.

Motion was made by Council Member Grooms and seconded by Council Member Mitchell to have the second reading of Bill 21-48 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Updike motioned for the passage of Bill 21-48. Council Member Grooms seconded. A roll call vote was taken. The vote was 6 Aye-Deichman, Updike, Grooms, Mitchell, Franklin, and Wilson. 0 Nay. Motion Carried.

8. **21-49 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 17.1 Acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located in the 6400 Block of South Farm Road 89.**

Motion was made by Council Member Wilson and seconded by Council Member Mitchell to have the second reading of Bill 21-49 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Mitchell motioned for the passage of Bill 21-49. Council Member Franklin seconded. A roll call vote was taken. The vote was 6 Aye-Mitchell, Wilson, Franklin, Updike, Deichman, and Grooms. 0 Nay. Motion Carried.

9. **21-50 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 2.5 Acres from Local Commercial (C-1) to General Commercial (C-3), Located at 6552 West Republic Road.**

Motion was made by Council Member Deichman and seconded by Council Member Mitchell to have the second reading of Bill 21-50 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Deichman motioned for the passage of Bill 21-50. Council Member Mitchell seconded. A roll call vote was taken. The vote was 6 Aye-Updike, Franklin, Mitchell, Grooms, Wilson, and Deichman. 0 Nay. Motion Carried.

10. **21-51 An Ordinance of the City Council of the City of Republic, Missouri, Approving Budget Amendment No. 2 to the Budget for the Fiscal Year 2021.**

Motion was made by Council Member Wilson and seconded by Council Member Grooms to have the second reading of Bill 21-51 by title only. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Meghin Cook was available to answer any questions from Council. Council Member Deichman motioned for the passage of Bill 21-51. Council Member Grooms seconded. A roll call vote was taken. The vote was 6 Aye-Mitchell, Deichman, Wilson, Grooms, Franklin, and Updike. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

11. **21-52 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Auburn Hills Phase Two Subdivision.**

Council Member Franklin motioned for the first reading of Bill 21-52 by title only. Council Member Updike seconded. The vote was 6 Aye-Wilson, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell

reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

Other Business (Resolutions)

12.21-R-28 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Bid for Materials and Installation of Curb, Gutter, and Asphalt to Capital Paving for Jac Street and Authorizing the Execution of an Agreement for the Same.

Motion was made by Council Member Wilson and seconded by Council Member Grooms to approve Resolution 21-R-28. Andrew Nelson provided an overview of the Resolution. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried.

13.21-R-29 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Bid for the Construction of the New Builds Department Building and Authorizing the Execution of an Agreement for the Same.

Motion was made by Council Member Wilson and seconded by Council Member Deichman to approve Resolution 21-R-29. Andrew Nelson provided an overview of the Resolution. The vote was 6 Aye-Deichman, Franklin, Grooms, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried.

Reports from Staff

Assistant City Administrator Jared Keeling welcomed Meghan Cook as the new Finance Director. Ms. Cook has been with us a few years now and was promoted effective June 14th.

Assistant City Administrator Jared Keeling reminded everyone Have-A-Blast is this Friday and the weather looks promising. We believe it will be the best and should be a great event.

City Attorney Scott Ison announced his resignation as City Attorney. Mr. Ison reminded Council he moved here from out of the area and made his family's home here. Mr. Ison shared how proud he was of the work he did for this City and the rapid growth during that time. Mr. Ison shared he hopes the Mayor, Council, staff and citizens trusted his advice on any matter of City business. Mr. Ison thanked everyone for for his time in Republic and shared each of them made his job easier.

Council Member Wilson shared he hates to see Mr. Ison go as he did an excellent job.

Council Member Franklin echoed Council Member Wilson's statement and thanked Mr. Ison for his work, help, and guidance. Mr. Franklin expressed Mr. Ison has given him a great amount of confidence with his oversight, knowledge, and skill. Mr. Franklin spoke about the zoning case approved tonight and shared having all the facts and information helped in making an informed decision. Mr. Franklin thanked all the citizens who came out and spoke on this. Mr. Franklin wanted each of them to know he took their opinions into consideration. Mr. Franklin also shared a story told to him about the Fire Department helping a resident who succumbed to the heat. Mr. Franklin shared he hopes citizens enjoy Have-A-Blast and reminded everyone to drink plenty of water and be careful with fireworks.

Council Member Mitchell thanked Scott for everything he has done and shared she was sad when she heard the news.

Council Member Updike reiterated what others said regarding Mr. Ison and wished him the best.

Council Member Grooms reiterated what others said wishing Mr. Ison the best.

Mayor Matt Russell shared he doesn't envy Mr. Ison in his position here as one of the fastest growing communities with aggressive and progressive administration and an attorney for Mayor. The quality of

Mr. Ison's work was never doubted, and Mayor Russell shared he was confident Mr. Ison knew his job. Mayor Russell wished Mr. Ison the best and shared he will be missed.

Assistant City Administrator Jared Keeling expressed on behalf of leadership and staff appreciation for the hard work done by Mr. Ison and shared he will be missed.

Adjournment

Mayor Russell adjourned the meeting at 6:37 p.m.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor

DRAFT



City of Republic

Vendor Audit Report

Item 3.

For Date Range 06/01/2021 - 06/30/2021

Vendor	Added	Added User	Deleted	Deleted User
07445 - Melton's Enterprises LLC	06/02/2021	SHERRI WOODS		
07446 - Roman T Salomon	06/02/2021	SHERRI WOODS		
07448 - Turn 2 Apperal LLC	06/03/2021	SHERRI WOODS		
07449 - Chad Burkholder	06/07/2021	SHERRI WOODS		
07450 - Digital Ally Inc.	06/09/2021	SHERRI WOODS		
07451 - Support Payment Clearinghouse	06/10/2021	SHERRI WOODS		
07455 - Harald's Small Engine Inc.	06/24/2021	SHERRI WOODS		

Vendor Count: (7)



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-52 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Auburn Hills Phase Two Subdivision.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 22, 2021

Issue Statement

The City of Republic's BUILDS Department received a Final Plat Application for Auburn Hills Phase One Subdivision on June 15, 2021.

Discussion and/or Analysis

The Final Plat of Auburn Hills Phase Two will legally divide approximately twenty-eight point five-two (28.52) acres of land into one hundred four (104) residential lots and includes the dedication of Right-of-Way, Utility, and Stormwater Easements. The Final Plat includes approximately (5006) linear feet of street and (4633) linear feet of sidewalk.

The Final Plat of Auburn Hills Phase One conforms to the Preliminary Plat approved by City Council on February 18, 2020.

City Staff has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Preliminary Plat, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Auburn Hills Phase Two Final Plat.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE FINAL PLAT OF AUBURN HILLS PHASE 2 SUBDIVISION

WHEREAS, the City of Republic, Missouri, (“City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, in Resolution 20-R-05, the preliminary plat of the Auburn Hills residential subdivision (“Subdivision”) was approved by the Council on February 18, 2020; and

WHEREAS, the preliminary plat of the Subdivision indicated the phasing of development; and

WHEREAS, an application for the review and approval of a final plat of the Subdivision was received by the City’s BUILDS Department, after which the City caused the review of the final plat document; and

WHEREAS, the minimum required public improvements for the Subdivision’s final plat have been inspected and approved by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. All conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of the Subdivision have been met.
- Section 2. The final plat of the Subdivision, attached hereto and incorporated herein as Attachment 1, is hereby approved in all respects.
- Section 3. The approval of the final plat of the Subdivision is contingent upon the same being recorded within sixty days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4. The sale of lots and construction of structures in the Subdivision shall not commence until the final plat has been recorded.
- Section 5. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 6. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 7. This Ordinance shall take effect and be in force from and after its passage as provided by law.

BILL NO. 21-52


ORDINANCE NO.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

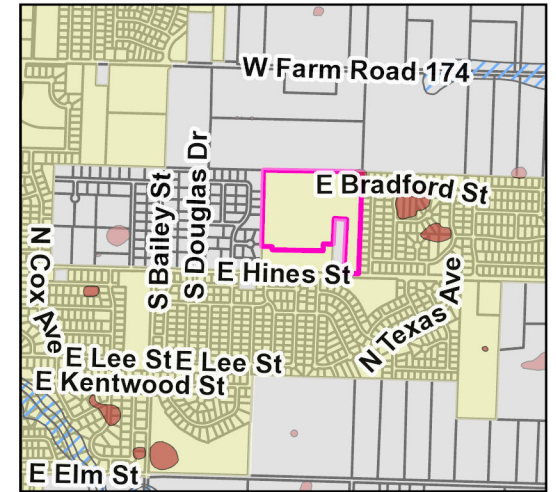
Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.17 15:33:43 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

SUBD-FNL 21-006: Auburn Hills Phase 2

Item 4.

Vicinity Map



Legend

- Auburn Hills Phase 2
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: Bussell Building, Inc.
Parcel Address: 2800 Block of East Hines Street
Area: 28.52 Acres
Zoning: High Density Single-Family Residential (R1-H)
Lots: 104



FINAL PLAT AUBURN HILLS PHASE TWO

A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

JAMES FRY TRUST
BOOK 2008 PAGE 004761-08

TOTAL LINEAR FEET OF ROAD = 5006 L.F.
TOTAL LINEAR FEET OF SIDEWALK = 4633 L.F.

LINE	BEARING	DISTANCE
L-1	N 43°01'54" W	31.10'
L-2	S 46°58'06" W	31.12'
L-3	N 43°01'54" W	31.10'
L-4	N 43°01'54" W	25.86'
L-5	S 46°58'06" W	25.86'
L-6	N 46°58'06" E	31.12'
L-7	N 43°01'54" W	31.10'
L-8	N 43°01'54" W	25.86'
L-9	S 46°58'06" E	31.12'
L-10	N 43°01'54" W	31.10'
L-11	N 05°02'04" E	71.31'

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°13'44"	21.07'	14.80'	14.80'	N 42°56'12" W
2	15.00'	90°46'16"	23.76'	15.20'	15.20'	N 42°56'12" W
3	15.00'	90°05'08"	23.58'	15.02'	15.02'	S 46°58'06" W
4	15.00'	89°54'52"	23.54'	14.98'	14.98'	N 43°01'54" W
5	15.00'	90°05'08"	23.58'	15.02'	15.02'	S 46°58'06" W
6	15.00'	90°05'08"	23.58'	15.02'	15.02'	S 46°58'06" W
7	15.00'	89°54'52"	23.54'	14.98'	14.98'	N 43°01'54" W
8	15.00'	90°05'08"	23.58'	15.02'	15.02'	S 46°58'06" W
9	15.00'	89°54'52"	23.54'	14.98'	14.98'	N 43°01'54" W
10	15.00'	89°56'35"	23.81'	15.29'	15.29'	S 42°41'21" E

DANNY L JOHNSON
BOOK 2016 PAGE 002501-16

PROPERTY DESCRIPTION

ALL OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI, EXCEPT THE WEST 2 ACRES THEREOF, AND ALSO EXCEPT 2 1/2 ACRES OUT OF THE SOUTHEAST PART THEREOF WHICH HAS HERETOFORE BEEN CONVEYED FOR A CEMETERY; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING NAIL AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI; THENCE NORTH 02°00'40" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178 FOR A POINT OF BEGINNING; THENCE NORTH 88°09'39" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 190.42 FEET TO A POINT ON AN EXISTING FENCE LINE FOR CORNER; THENCE NORTH 02°46'56" EAST ALONG SAID FENCE LINE A DISTANCE OF 701.65 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 86°30'26" WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 162.31 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 02°33'34" WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 278.16 FEET; THENCE NORTH 88°04'28" WEST A DISTANCE OF 162.86 FEET; THENCE SOUTH 01°55'32" WEST A DISTANCE OF 128.35 FEET; THENCE NORTH 88°09'39" WEST A DISTANCE OF 580.00 FEET; THENCE NORTH 01°55'32" EAST A DISTANCE OF 16.39 FEET; THENCE NORTH 88°04'28" WEST A DISTANCE OF 170.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 2 ACRES OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15); THENCE NORTH 01°55'32" EAST ALONG SAID EAST LINE A DISTANCE OF 994.00 FEET TO THE NORTHEAST CORNER OF SAID WEST 2 ACRES OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15); THENCE SOUTH 88°18'18" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 1280.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15); THENCE SOUTH 02°00'40" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15) A DISTANCE OF 1,313.82 FEET TO THE POINT OF BEGINNING, CONTAINING 28.52 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS OWNER, I, TYLER BUSSELL, VICE PRESIDENT OF BUSSELL BUILDING, INC. HAVE CAUSED THE LAND AND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. WE HEREBY DEDICATE, GRANT AND CONVEY THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

TYLER BUSSELL, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.
ON THE _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED TYLER BUSSELL, VICE PRESIDENT OF BUSSELL BUILDING, INC., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ COUNTY, MISSOURI, THE FIRST DAY WRITTEN ABOVE.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, _____, City Clerk of the City of Republic, Greene County, Missouri, do hereby certify that the plat of Auburn Hills Phase Two was presented to, accepted and approved by the City Council of said City of Republic, and approved by General Ordinance No. _____ on the _____ day of _____, 2021.

City Clerk _____ Date _____

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

I, _____, City Planner of the City of Republic, Missouri, do hereby certify on the _____ day of _____, 2021 the final plat of Auburn Hills Phase Two conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner _____ Date _____

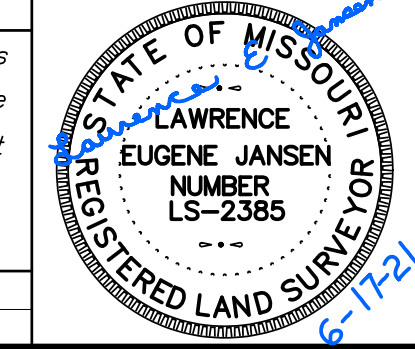
CERTIFICATE OF SURVEY AND ACCURACY

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

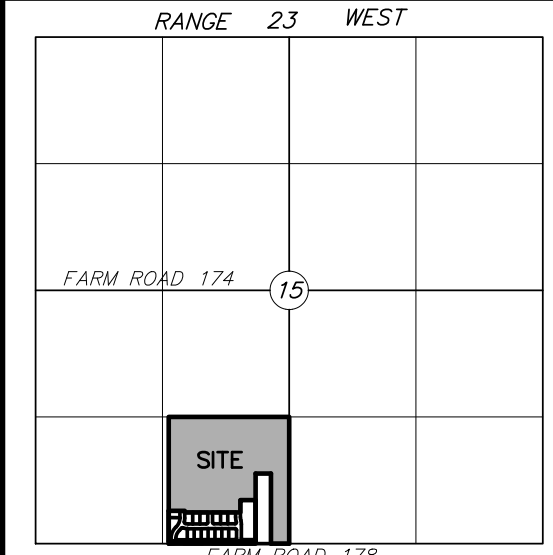
Lawrence E. Jansen
LAWRENCE E. JANSEN PLS 2385

6-17-21
DATE

CLASS OF SURVEY "URBAN"	DATE
<input checked="" type="checkbox"/> Permanent monuments	6-17-21
<input type="checkbox"/> S/B Setback Line	
<input type="checkbox"/> U/E Utility Easement	
<input type="checkbox"/> D/E DRAINAGE EASEMENT	



GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 888-0900 FAX (417) 888-0035
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563



BASIS OF BEARINGS
GRID NORTH
MISSOURI COORDINATE SYSTEM OF 1983
CENTRAL ZONE

OWNER
BUSSELL BUILDING, INC.
5616 S Farm Road 131
Brookline, MO 65619
(417) 619-5524
tyler@bussellbuilding.com

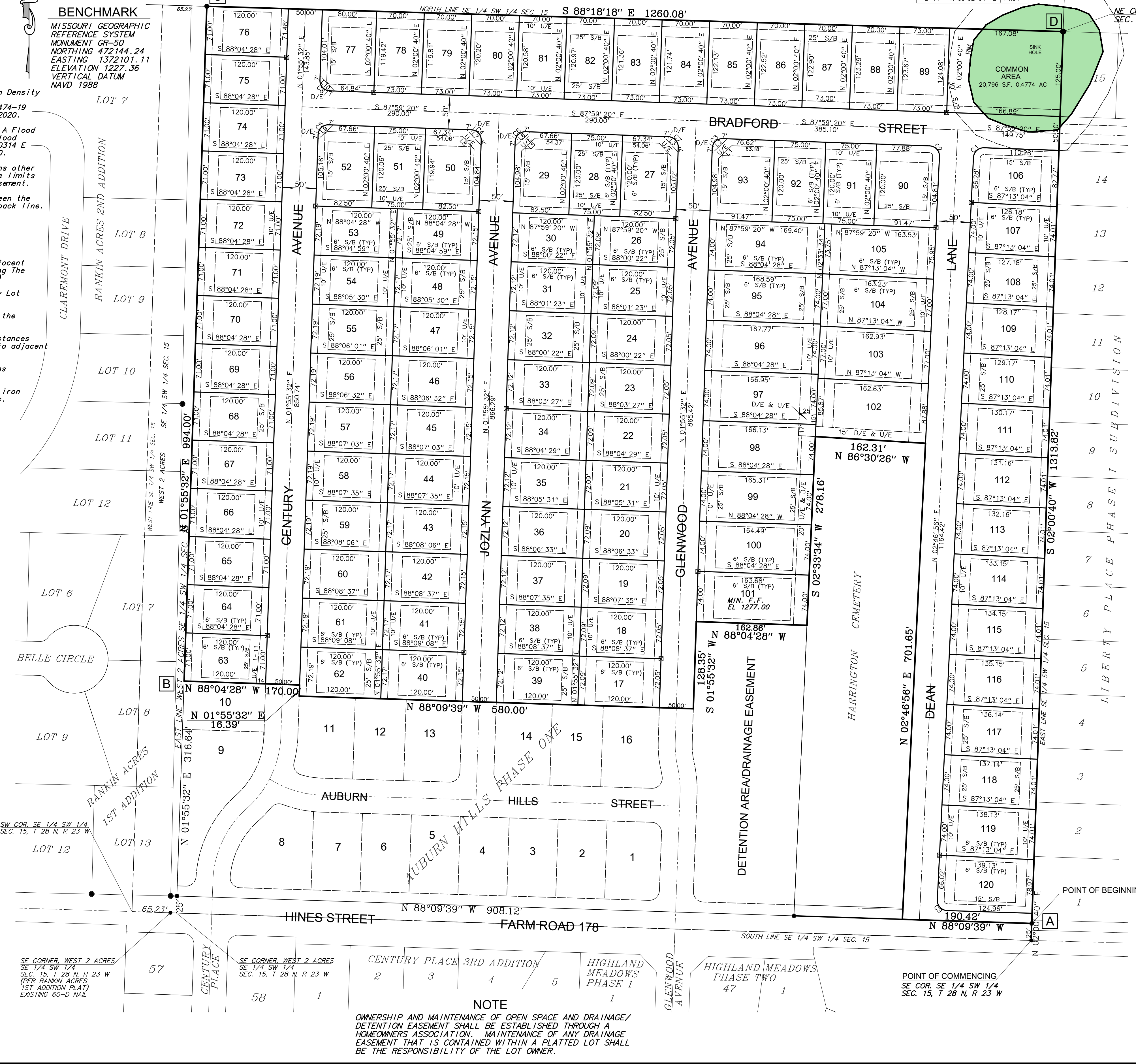
STATE PLANE COORDINATES
(GIVEN IN FEET)
A 471654.9854 1367974.7153
B 472011.8280 1366727.8928
C 473005.2668 1366761.2916
D 472967.9959 1366920.8238

BENCHMARK
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
MONUMENT GR-50
NORTHING 472144.24
EASTING 1372101.11
ELEVATION 1227.36
VERTICAL DATUM
NAVD 1988

DEVELOPMENT NOTES
Total Area = 28.52 Acres
Total Number of Lots = 104
Current Zoning District = R1-H High Density Single-Family Residential District
Source of Title Book 2019 Page 033474-19 Preliminary Plat Approval Feb 18, 2020.

This Property Does Not Lie Within A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 E and 29077 C 0318 E Dated 12-17-2010.
No fences, plantings or obstructions other than mailboxes permitted within the limits of any right of way or drainage easement.
No structures are to be built between the right of way line and building setback line.
Minimum Building Setbacks:
Front - 25 Feet
Rear - 25 Feet
Side - 6 Feet
Side Adjacent to Street - 15 Feet
There is a 10' Utility Easement Adjacent To All Street Right of Way And Along The Rear Of All Lots. (Except as noted)
No Direct Access Permitted From Any Lot To Hines Street (Farm Road 178)
Centerline bearings of streets are the same as adjacent lot lines.
Unless otherwise noted, the arc distances along RW/Lot lines are concentric to adjacent centerline curves.
Lot corners are 18" - 5/8" iron pins with plastic caps (GPS-2010000563)
Permanent monuments are 24" - 5/8" iron pins with 2" diameter aluminum caps.

LOT AREAS
Lot 17 8648.11 sqft. (0.19853 acres)
Lot 18 8648.11 sqft. (0.19853 acres)
Lot 19 8648.11 sqft. (0.19853 acres)
Lot 20 8648.11 sqft. (0.19853 acres)
Lot 21 8648.11 sqft. (0.19853 acres)
Lot 22 8648.11 sqft. (0.19853 acres)
Lot 23 8648.11 sqft. (0.19853 acres)
Lot 24 8648.11 sqft. (0.19853 acres)
Lot 25 8648.11 sqft. (0.19853 acres)
Lot 26 8648.11 sqft. (0.19853 acres)
Lot 27 8648.11 sqft. (0.19853 acres)
Lot 28 9000.00 sqft. (0.20661 acres)
Lot 29 8652.44 sqft. (0.19853 acres)
Lot 30 8652.44 sqft. (0.19853 acres)
Lot 31 8652.44 sqft. (0.19853 acres)
Lot 32 8652.44 sqft. (0.19853 acres)
Lot 33 8652.44 sqft. (0.19853 acres)
Lot 34 8652.44 sqft. (0.19853 acres)
Lot 35 8652.44 sqft. (0.19853 acres)
Lot 36 8652.44 sqft. (0.19853 acres)
Lot 37 8652.44 sqft. (0.19853 acres)
Lot 38 8652.44 sqft. (0.19853 acres)
Lot 39 8652.44 sqft. (0.19853 acres)
Lot 40 8659.64 sqft. (0.19880 acres)
Lot 41 8659.64 sqft. (0.19880 acres)
Lot 42 8659.64 sqft. (0.19880 acres)
Lot 43 8659.64 sqft. (0.19880 acres)
Lot 44 8659.64 sqft. (0.19880 acres)
Lot 45 8659.64 sqft. (0.19880 acres)
Lot 46 8659.64 sqft. (0.19880 acres)
Lot 47 8659.64 sqft. (0.19880 acres)
Lot 48 8659.64 sqft. (0.19880 acres)
Lot 49 8659.64 sqft. (0.19880 acres)
Lot 50 9831.41 sqft. (0.22570 acres)
Lot 51 9989.98 sqft. (0.22961 acres)
Lot 52 9872.04 sqft. (0.22683 acres)
Lot 53 8661.81 sqft. (0.19885 acres)
Lot 54 8661.81 sqft. (0.19885 acres)
Lot 55 8661.81 sqft. (0.19885 acres)
Lot 56 8661.81 sqft. (0.19885 acres)
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Lot 62 8661.81 sqft. (0.19885 acres)
Lot 63 8520.00 sqft. (0.19559 acres)
Lot 64 8520.00 sqft. (0.19559 acres)
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Lot 69 8520.00 sqft. (0.19559 acres)
Lot 70 8520.00 sqft. (0.19559 acres)
Lot 71 8520.00 sqft. (0.19559 acres)
Lot 72 8520.00 sqft. (0.19559 acres)
Lot 73 8520.00 sqft. (0.19559 acres)
Lot 74 8520.00 sqft. (0.19559 acres)
Lot 75 8548.98 sqft. (0.19626 acres)
Lot 76 8548.98 sqft. (0.19626 acres)
Lot 77 9477.45 sqft. (0.21757 acres)
Lot 78 8373.24 sqft. (0.19222 acres)
Lot 79 8400.29 sqft. (0.19284 acres)
Lot 80 8427.34 sqft. (0.19347 acres)
Lot 81 8454.38 sqft. (0.19409 acres)
Lot 82 8481.43 sqft. (0.19471 acres)
Lot 83 8508.48 sqft. (0.19533 acres)
Lot 84 8535.53 sqft. (0.19595 acres)
Lot 85 8562.57 sqft. (0.19657 acres)
Lot 86 8589.62 sqft. (0.19719 acres)
Lot 87 8616.67 sqft. (0.19781 acres)
Lot 88 8643.72 sqft. (0.19843 acres)
Lot 89 8670.77 sqft. (0.19905 acres)
Lot 90 8697.82 sqft. (0.19967 acres)
Lot 91 8724.87 sqft. (0.20029 acres)
Lot 92 8751.92 sqft. (0.20091 acres)
Lot 93 8778.97 sqft. (0.20153 acres)
Lot 94 8806.02 sqft. (0.20215 acres)
Lot 95 8833.07 sqft. (0.20277 acres)
Lot 96 8860.12 sqft. (0.20339 acres)
Lot 97 8887.17 sqft. (0.20401 acres)
Lot 98 8914.22 sqft. (0.20463 acres)
Lot 99 8941.27 sqft. (0.20525 acres)
Lot 100 8968.32 sqft. (0.20587 acres)
Lot 101 9000.00 sqft. (0.20661 acres)
Lot 102 9031.68 sqft. (0.20733 acres)
Lot 103 9063.34 sqft. (0.20805 acres)
Lot 104 9095.00 sqft. (0.20877 acres)
Lot 105 9126.66 sqft. (0.20949 acres)
Lot 106 9158.32 sqft. (0.21021 acres)
Lot 107 9189.98 sqft. (0.21083 acres)
Lot 108 9221.64 sqft. (0.21145 acres)
Lot 109 9253.30 sqft. (0.21207 acres)
Lot 110 9284.96 sqft. (0.21269 acres)
Lot 111 9316.62 sqft. (0.21331 acres)
Lot 112 9348.28 sqft. (0.21393 acres)
Lot 113 9379.94 sqft. (0.21455 acres)
Lot 114 9411.60 sqft. (0.21517 acres)
Lot 115 9443.26 sqft. (0.21579 acres)
Lot 116 9474.92 sqft. (0.21641 acres)
Lot 117 9506.58 sqft. (0.21703 acres)
Lot 118 9538.24 sqft. (0.21765 acres)
Lot 119 9569.90 sqft. (0.21827 acres)
Lot 120 9601.56 sqft. (0.21889 acres)



NOTE
OWNERSHIP AND MAINTENANCE OF OPEN SPACE/ DETENTION EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-53 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 9.1 Acres from General Commercial (C-2) to Heavy Manufacturing (M-2), Located at 6330 West US Hwy60.

Submitted By: Karen Haynes, Planning Manager

Date: July 12, 2021

Issue Statement

S. Foreman Realty CO., LLC has applied to change the Zoning Classification of approximately **9.1 acres** of property located at 6330 West US Highway 60 from General Commercial (C-2) to **Heavy Manufacturing (M-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is currently occupied by a 12,000 SF building. The initial footprint of the building was constructed in 1978, prior to the City's annexation of the property in 2007. The Applicant has expressed their intent to occupy the building.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Section:** Coordinate with Infrastructure
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.

The general trend in the vicinity of the subject property, along this area of US Highway 60, is new construction and redevelopment of industrial and commercial projects of high to middling intensity.

Compatibility with Surrounding Land Uses

The subject property is surrounded by General Commercial (C-2) across Hwy 60 to the north, Greene County Zoned Light Manufacturing and Greene County Zoned Plot Assignment District to the east, and Greene County Zoned Agriculture to the south.

The Plot Assignment District referenced is a specialized zoning district that is, in this case, limited to the use of scrap metal processing.

The land uses permitted in the Heavy Industrial (M-2) Zoning District include industrial and manufacturing uses of high intensity.

Capacity to Serve Potential Development and Land Use**Municipal Water and Sewer Service:**

Development on the parcel will require connection to City Water and Sewer services.

Water service will be provided through a connection to the 12" water main running along the south side US Hwy 60 along the parcel's frontage.

Sanitary sewer service will be provided through a connection to the 8" main running along the southern property line. Sewer will then gravity first to Mcelhaney Lift Station, then will pass to Shuyler Creek Lift Station, and, finally, to the Waste Water Treatment Plant.

Transportation:

A Traffic Impact Study (TIS) was not required for this rezone due to the expectation that any future improvements at this intersection would meet the minimum dictated by the Major Thoroughfare Plan.

The subject parcel has access from Farm Road 103. In the event of any future improvement access would persist.

Floodplain: The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject property does not contain any identified sinkholes.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

BILL NO. 21-53

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 9.1 ACRES FROM GENERAL COMMERCIAL (C-2) TO HEAVY MANUFACTURING (M-2), LOCATED AT 6330 WEST US HWY 60

WHEREAS, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, an application for an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 6330 West US Hwy 60, and comprising approximately 9.1 acres from General Commercial (C-2) to Heavy Manufacturing (M-2), was submitted to the City's BUILDS Department by S. Foreman Realty Co, LLC ("Applicant"); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set July 12, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on June 16, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the City gave notice of such public hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

WHEREAS, a public hearing was conducted by the Planning and Zoning Commission on July 12, 2021, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 5 Ayes to 0 Nay, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on July 20, 2021, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

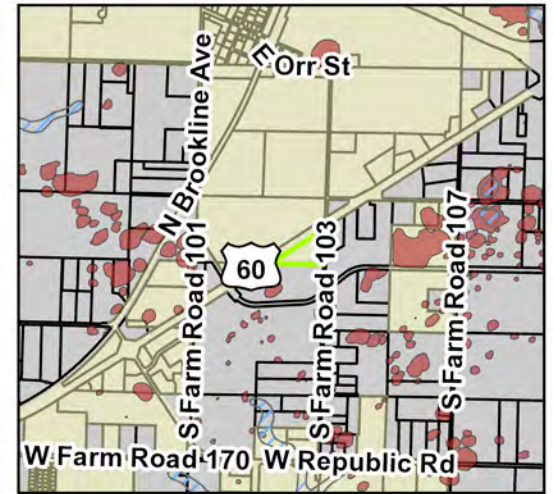
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 6330 West US Hwy 60, and comprising approximately 9.1 acres from General Commercial (C-2) to Heavy Manufacturing (M-2), such tract being more fully described as follows:

REZN 21-011: ShoMe Fabrication

Item 5.

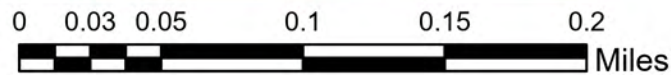
Vicinity Map



Legend

- ShoMe Fabrication
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: S. Foreman Realty CO, LLC
Parcel Address: 6330 West US Highway 60
Area: 9.1 Acres
Existing Zoning: General Commercial (C-2)
Requested Zoning: Heavy Manufacturing (M-2)



REZN 21-011: ShoMe Fabrication

Zoning Map



Legend

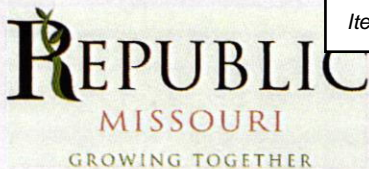
- ShoMe Fabrication
- Parcels

Zoning

- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

Parcel Owner: S. Foreman Realty CO, LLC
 Parcel Address: 6330 West US Highway 60
 Area: 9.1 Acres
 Existing Zoning: General Commercial (C-2)
 Requested Zoning: Heavy Manufacturing (M-2)





Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

I Recommend the Possibility of Some type of obscure zoning

Based on these findings, I have concluded to recommend the application to the City Council for:

- Approval
- Denial

Commissioner Name:

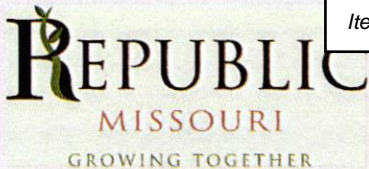
Randy Phelps

Commissioner Signature:

[Signature]

Date:

7/12/21



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Requires connection to city water and sewer
 Annexed in 2007
 Main entry will be east of property
 Potential new stop light will move west of intersection and applicant is working with staff

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

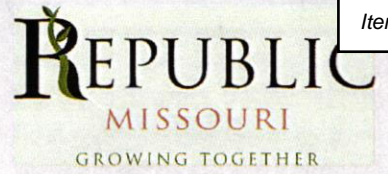
Kevin Havn

Commissioner Signature:

Date:

7/12/21

Findings of Fact



Item 5.

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Traffic Addressed,
Environmental

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

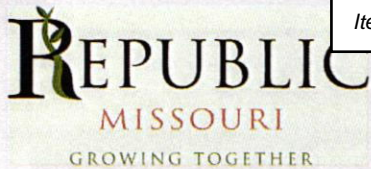
Commissioner Name:

Erik Petersen

Commissioner Signature:

Date:

7/12/21



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezoning

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

No ~~other~~ worries with wairst due to welding

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

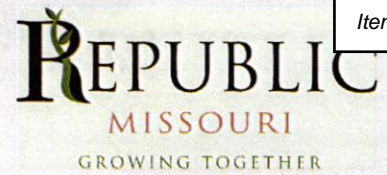
Commissioner Name:

Chris Crusty

Commissioner Signature:

Date:

7/12/21



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Changing Business from C-2 to M-2
 Welding Tanks
 Old Tractor Store

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

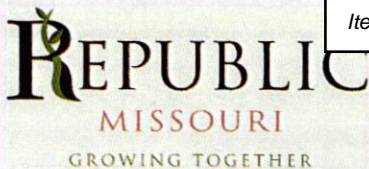
Commissioner Name:

Brandon Andrew

Commissioner Signature:

Date:

7-12-2021



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

I Recommend the Possibility of Some type of obscure Rezoning

Based on these findings, I have concluded to recommend the application to the City Council for:

- Approval
- Denial

Commissioner Name:

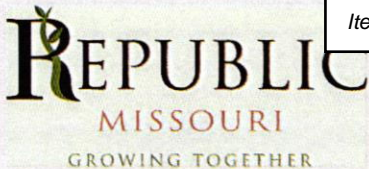
RANDY Phelps

Commissioner Signature:

[Signature]

Date:

7/12/21



Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

*Requires connection to city water and sewer
 Annexed in 2007
 Main entry will be east of property
 Potential new stop light will move west of intersection and applicant is working with staff*

Based on these findings, I have concluded to recommend the application to the City Council for: Approval Denial

Commissioner Name: Commissioner Signature: Date:

Findings of Fact



Item 5.

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Traffic Addressed,
Environmental

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

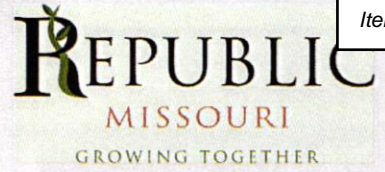
Commissioner Name:

Erik Petersen

Commissioner Signature:

Date:

7/12/21



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezoning

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

No ~~other~~ worries with wairst due to welding

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Chris Crusty

Commissioner Signature:

Date:

7/12/21



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Changing Business from C-2 to M-2
 Welding Tanks
 Old Tractor Store

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Brandon Andrew

Commissioner Signature:

Date:

7-12-2021

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-54 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 92.85 Acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), Located at 3456 South Farm Road 101.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: July 20, 2021

Issue Statement

United Bank & Trust, Owner, and their representative ATW, LLC have applied to change the Zoning Classification of approximately **(92.85) acres** of property located at 3456 South Farm Road 101 from Agricultural (AG) and General Commercial (C-2) to Stone Creek Falls Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(92.85) acres** of land located at 3456 South Farm Road 101. The property is currently utilized as farmland and contains one residential structure and an agricultural accessory building.

Applicant's Proposal

The Applicant's Representative is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use development consisting of (5) Commercial Lots (15.55 acres), (11) Multi-Family Lots (58.20) acres, and (1) Regional Detention Basin. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and required Collector and Primary Arterial Streets.

Specifically, the Applicant's proposal includes the following elements:

- Commercial, Lots 1-5:
 - Total Area: 15.55 Acres
 - Permitted Uses: Commercial Uses, as permitted in the Local Commercial (C-1), General Commercial (C-2), and General Commercial (C-3) Zoning Districts
 - Maximum Lot Coverage: 90%
 - Setbacks:
 - Front: 15 Feet
 - Rear: 15 Feet
 - Side Setback: 6 Feet
 - Side Street Setback: 15 Feet

- Multi-Family Residential, Lots 6-16:
 - Total Area: 58.20 Acres
 - Permitted Uses: Multi-Family Residential
 - Maximum Building Height: 3-Stories
 - Density: 24 Unit/Acre (1,396 Units)
 - Setbacks:
 - Front: 15 Feet
 - Rear: 15 Feet
 - Side Setback: 15 Feet
 - Side Street Setback: 15 Feet
 - US Hwy 60 Frontage: 25 Feet

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City.**

Consistency with the Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - Stone Creek Falls is a mixed-use development consisting of commercial and multi-family residential dwelling units.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Stone Creek Falls PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Collector Street and a portion of a Primary Arterial Street, identified in the City's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Stone Creek Falls Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid

undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.

- The Stone Creek Falls Development Plan includes the construction of a Collector Street and a portion of a Primary Arterial Street, connecting the development to US Highway 60; the commercial and multi-family residential uses will utilize the new streets, with no direct Lot connections to US Highway 60.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
 - **Objective:** Support opportunities to create new destination-style commercial development
- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development
 - **Objective:** Allow for mixed-use at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Utilize public-private partnerships to support new development that places the City in a better position to serve residents
 - **Objective:** Leverage current and planned infrastructure expansions and improvements
 - **Objective:** Support redevelopment of areas along the US Highway 60 corridor to accommodate commercial uses and improve functionality

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing agricultural, commercial, and industrial zoned properties and uses:

- North: Agricultural (AG), Railroad, Light Industrial (M-1)
- South: Agricultural (AG), US Highway 60, General Commercial (C-2)

- East: Agricultural (AG), Light Industrial (M-1)
- West: Railroad, Greene County Light Industrial

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural, commercial, and industrial zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is currently served by City of Republic sanitary sewer and water service; both water and sewer service are located on the development site. A (12) inch gravity sanitary sewer line currently runs through the property from a property to the north to US Highway 60; a (12) inch water main runs parallel to US Highway 60 along the southern property line of the parcel. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the Lots within the development; the general locations of water and sewer mains are located on the Development Plan.

The wastewater generated by the development will flow to the McElhaney Lift Station and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility; the Lift Stations and Wastewater Treatment Facility do have the capacity to serve the development. The City is currently working on the implementation of the Wastewater Master Plan, which will include upgrades to the McElhaney Lift Station in 2022, which will increase the capacity of wastewater flowing from areas north of US Highway 60, to accommodate present and future development in the area. The City's water system has the capacity to serve the development at full build-out.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.

Transportation: The Development Plan includes the construction and dedication of a new Collector Street within the development area that will serve as a Secondary Circulation System, parallel to US Highway 60, as required by the City's Subdivision Ordinance and the City's Major Thoroughfare Plan; both the Commercial and Multi-Family Residential Lots will have direct access to this street.

The Development Plans includes the construction and dedication of a new Primary Arterial Street intersecting with US Highway 60, as required by the City's Major Thoroughfare Plan. The new street will include a stoplight on US Highway 60 and associated intersection improvements. The street will intersect with US Highway 60 at a 90-degree angle; the location of the new public street has been approved by MODOT. The Primary Arterial Street will be dedicated to the City of Republic during the Final Platting Process.

The Applicant performed a Traffic Impact Study (TIS), reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development, the TIS indicates the proposed development warrants a traffic signal at the new intersection of the Primary Arterial Street with US Highway 60. The traffic signal and associated intersection improvements will be built by the Developer.

The development of the new Primary Arterial Street coincides with MODOT's preliminary plans to build a new segment of State Highway MM to intersect with US Highway 60; should MODOT move forward with

these plans in the future, the City of Republic will dedicate the portion of the new Primary Arterial City Street constructed by the Developer to MODOT.

The construction of the new intersection will close a portion of North Commercial Avenue, relocate a portion of South Farm Road 103, and include a segment of the new Primary Arterial across an adjacent property to the north of the development. The City will be working with MODOT, the Applicant, and adjacent property owners to facilitate additional improvements to facilitate MODOT's preliminary plans for a new segment of State Highway MM.

No parcel within the development will have direct access to US Highway 60 or the Primary Arterial Street.

Stormwater: The Development Plan contains one area designated for stormwater retention, designed to accommodate stormwater generated by the development. The stormwater retention lake (6.35 acres) and drainage area (3.64 acres) will serve as common areas within the development. The stormwater retention areas and all open space/common areas will be owned and maintained by the Developer.

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.

BILL NO. 21-54

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 92.85 ACRES FROM AGRICULTURAL (AG) AND GENERAL COMMERCIAL (C-2) TO PLANNED DEVELOPMENT DISTRICT (PDD), LOCATED AT 3456 SOUTH FARM ROAD 101

WHEREAS, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, an application for an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 3456 South Farm Road 101, and comprising approximately 92.85 acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), was submitted to the City's BUILDS Department by United Bank & Trust("Applicant"); and

WHEREAS, an application for approval of a development plan for the Stone Creek Falls Planned Development District identified as PDD 21-004 ("Development Plan") was received from Applicant; and

WHEREAS, the City did thereafter submit said application and Development Plan to the Planning and Zoning Commission, which did set July 12, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on June 23, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the City gave notice of such public hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

WHEREAS, a public hearing was conducted by the Planning and Zoning Commission on July 12, 2021, after which the Commission rendered written findings of fact on the proposed amendment, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 5 Ayes to 0 Nay, recommended the approval of such application and Development Plan for rezoning; and

WHEREAS, the application for rezoning, Development Plan, and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on July 20, 2021, after which the City Council did proceed to vote to rezone such property, approve the Development Plan, and amend the Zoning Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

BILL NO. 21-54

ORDINANCE NO.

Section 1. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 3456 South Farm Road 101, and comprising approximately 92.85 acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), such tract being more fully described as follows:

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH 01°49'35" EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°30'07" EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF 00°39'49", AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH 29°10'12" EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH 89°03'23" EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH 01°47'15" WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 88°45'55" EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01°40'20" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH 57°27'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 88°52'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 32°25'12" WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH 01°50'57" EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

BILL NO. 21-54

ORDINANCE NO.

Section 2. The Development Plan, as incorporated and attached to this Ordinance, is hereby approved and adopted by the Council along with any modifications and conditions imposed herein.

Section 3. Unless otherwise specifically defined by the approved Development Plan, the development of the tracts of realty contained herein will be regulated according to the requirements of the City of Republic's Municipal Code of Ordinances.

Section 4. In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

Section 5. The whereas clauses are hereby specifically incorporated herein by reference.

Section 6. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

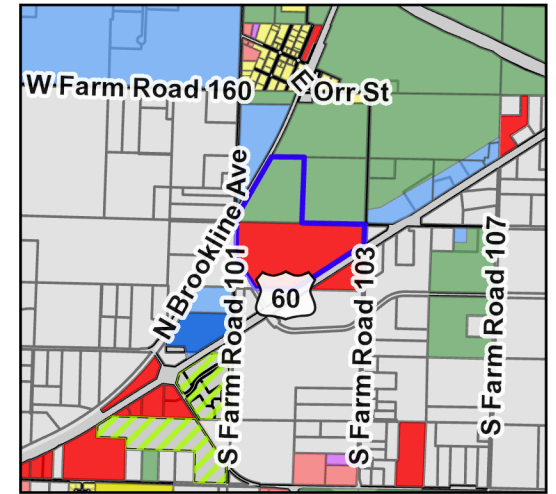
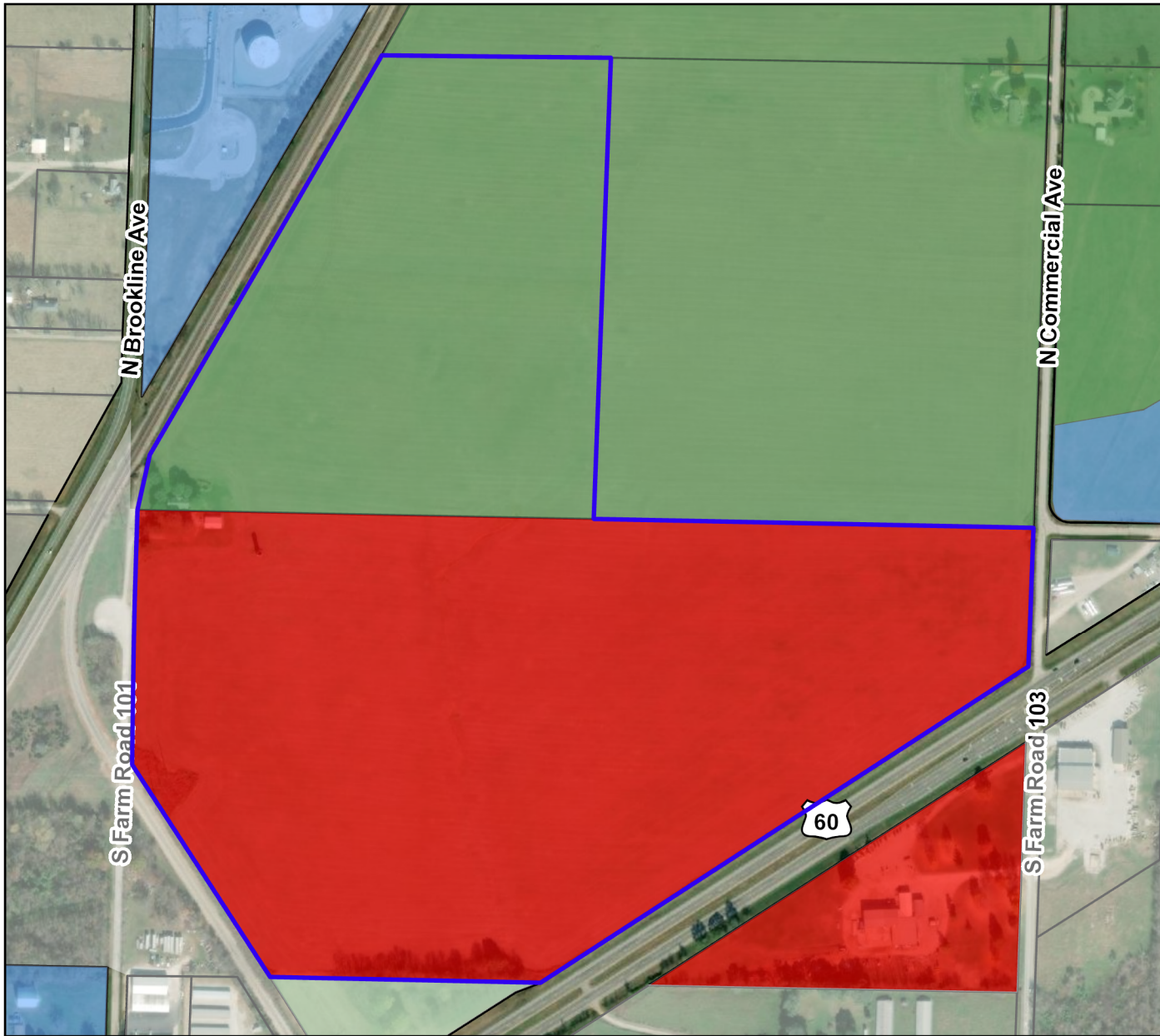
Approved as to Form:  City Attorney

Final Passage and Vote: _____

PDD 21-004: Stone Creek Falls

Item 6.

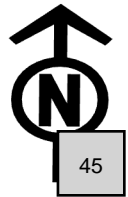
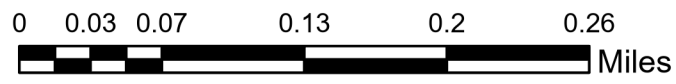
Zoning Map



Legend

- Stone Creek Falls
 - Parcels
- ### Zoning
- AG Agricultural
 - C-1 Commercial
 - C-2 General Commercial
 - C-3 General Commercial
 - M-1 Light Manufacturing
 - M-2 Heavy Manufacturing
 - PDD Planned Development
 - R1-L Single Family Low Density
 - R1-M Single Family Medium Density
 - R1-H Single Family High Density
 - R1-Z Zero Lot Line Residential
 - R-2 Two-family Residential
 - R-3 Multi-family Residential

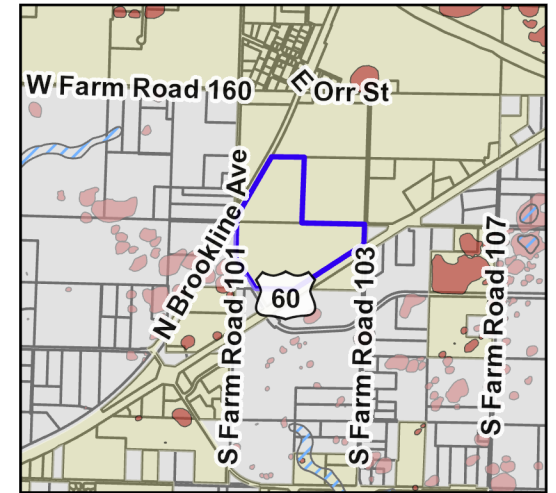
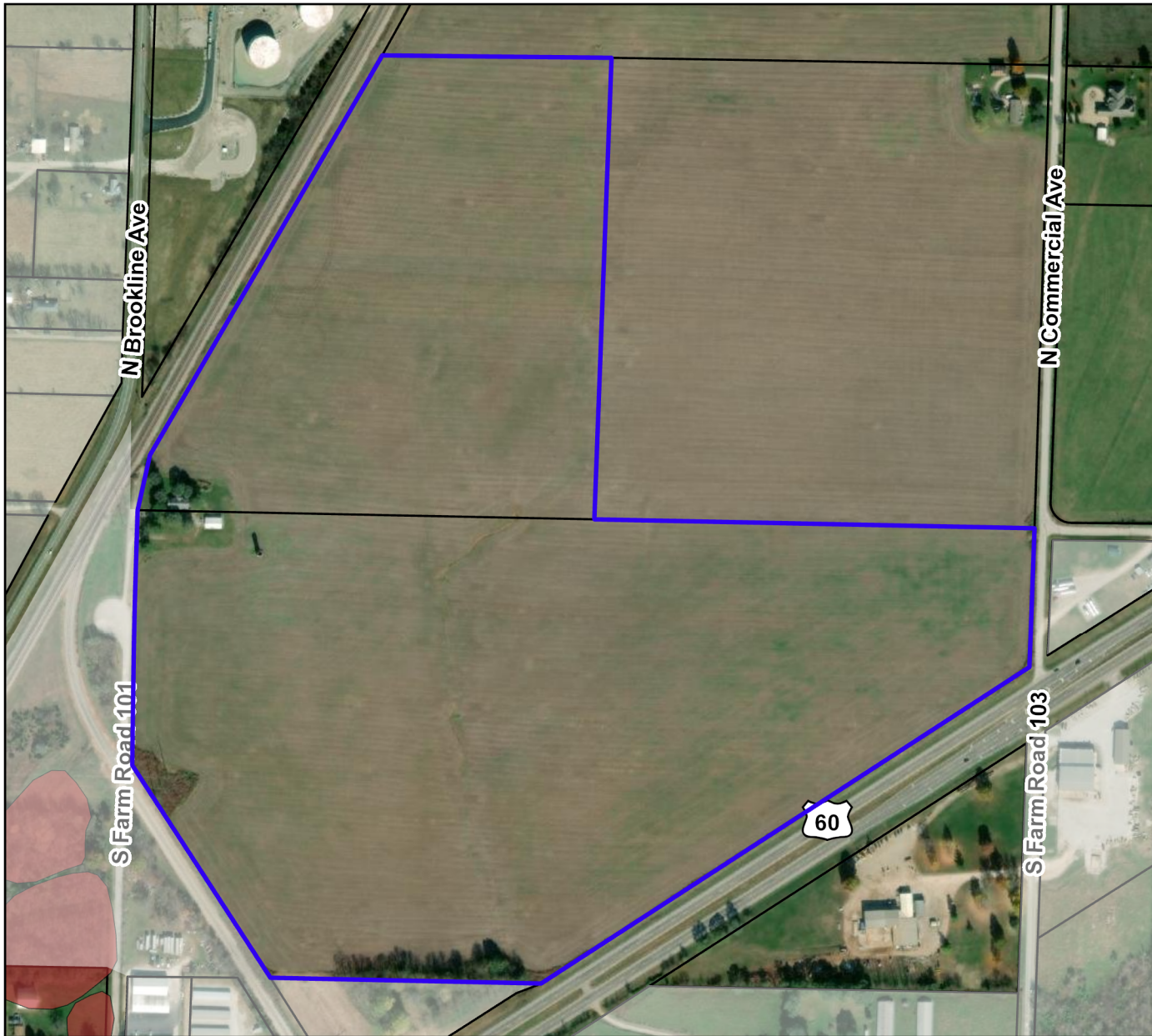
Parcel Owner: United Bank & Trust
 Parcel Address: 3456 South Farm Road 101
 Area: 92.85 Acres
 Existing Zoning: Agricultural (AG) and General Commercial (C-2)
 Requested Zoning: PDD





PDD 21-004: Stone Creek Falls

Item 6.

Vicinity Map



Legend

-  Stone Creek Falls
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: United Bank & Trust
Parcel Address: 3456 South Farm Road 101
Area: 92.85 Acres
Existing Zoning: Agricultural (AG) and General Commercial (C-2)
Requested Zoning: PDD





Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-004 STONE CREEK FALLS

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Ask the question where the New Bypass connects to the N+South

Based on these findings, I have concluded to recommend the application to the City Council for:

- Approval
- Denial

Commissioner Name:

Randy Phelps

Commissioner Signature:

[Handwritten Signature]

Date:

7/12/21



Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Property requires addition of new water and gravity sewer main extensions
 Wastewater does have capacity to serve
 New stoplight on US 60 approved by MODOOT and paid for by Developer
 Difference between this plan and previous plans for this parcel is this one includes the base acreage,
 This developer is working with the city to build improvements on 60

Based on these findings, I have concluded to recommend the application to the City Council for: Approval Denial

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-004 STONE CREEK FALLS

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Intersection

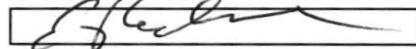
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

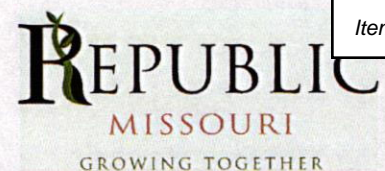
Erik Petersen

Commissioner Signature:



Date:

7/12/21



Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

*New Traffic Signal + intersection developed by developer
 Light will go in anyway and was planned by MoDot.
 Modot was in a prior phase, so the developer doing it is
 a big deal*

Based on these findings, I have concluded to recommend the application to the City Council for: Approval Denial

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-004 STONE CREEK FALLS

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

TIS- Warrant a new traffic signal on 60
 New Improvements to come on 60 that help
 congestive traffic

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Brandon Andrews

Commissioner Signature:

Date:

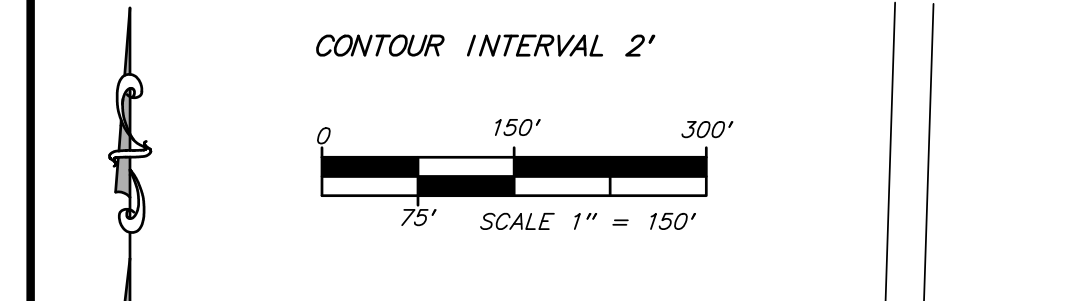
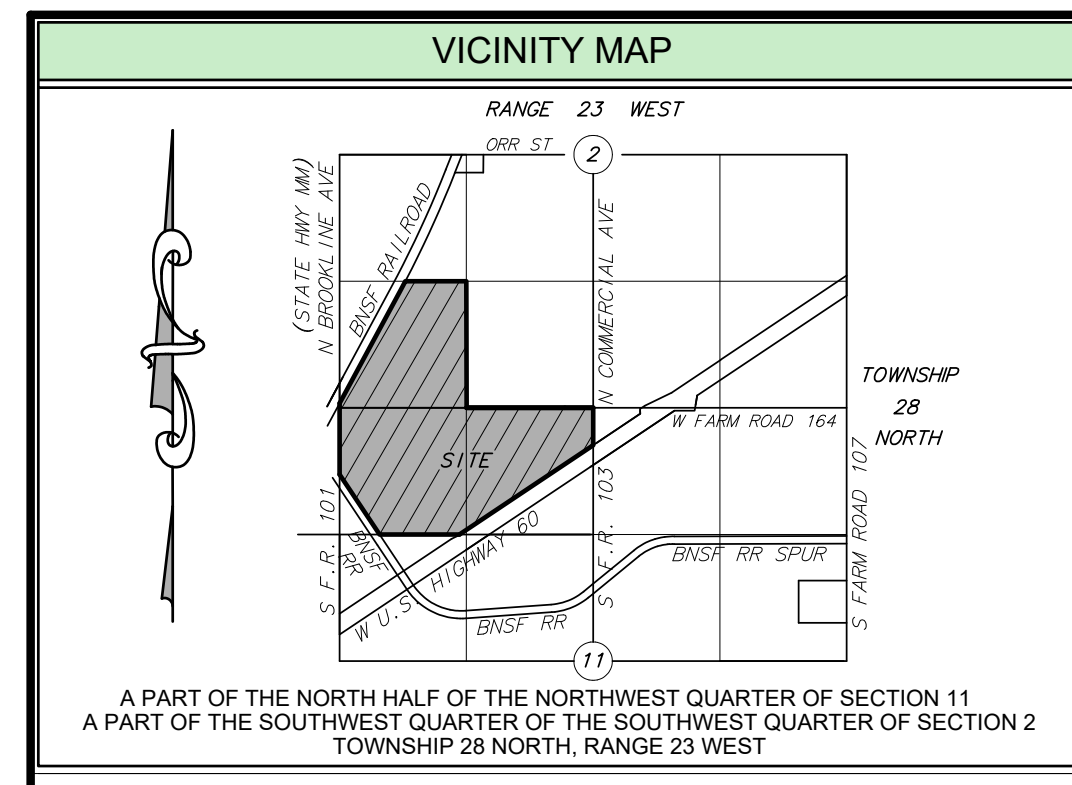
7/12/2021

LAND USE AND INFRASTRUCTURE PLAN STONE CREEK FALLS A PLANNED DEVELOPMENT DISTRICT

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DESCRIPTION
SOURCE OF DESCRIPTION - BOOK 2020 PAGE 026224-20

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH 01°49'35" EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°30'07" EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF 00°39'49", AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH 29°10'12" EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH 89°03'23" EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH 01°47'15" WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 88°45'55" EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01°40'20" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH 57°27'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 88°52'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 32°25'12" WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH 01°50'57" EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.



BASIS OF BEARINGS
BEARINGS ARE BASED UPON GRID NORTH, MISSOURI COORDINATE OF 1983, CENTRAL ZONE MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENTS GR-50 & GR-50A.

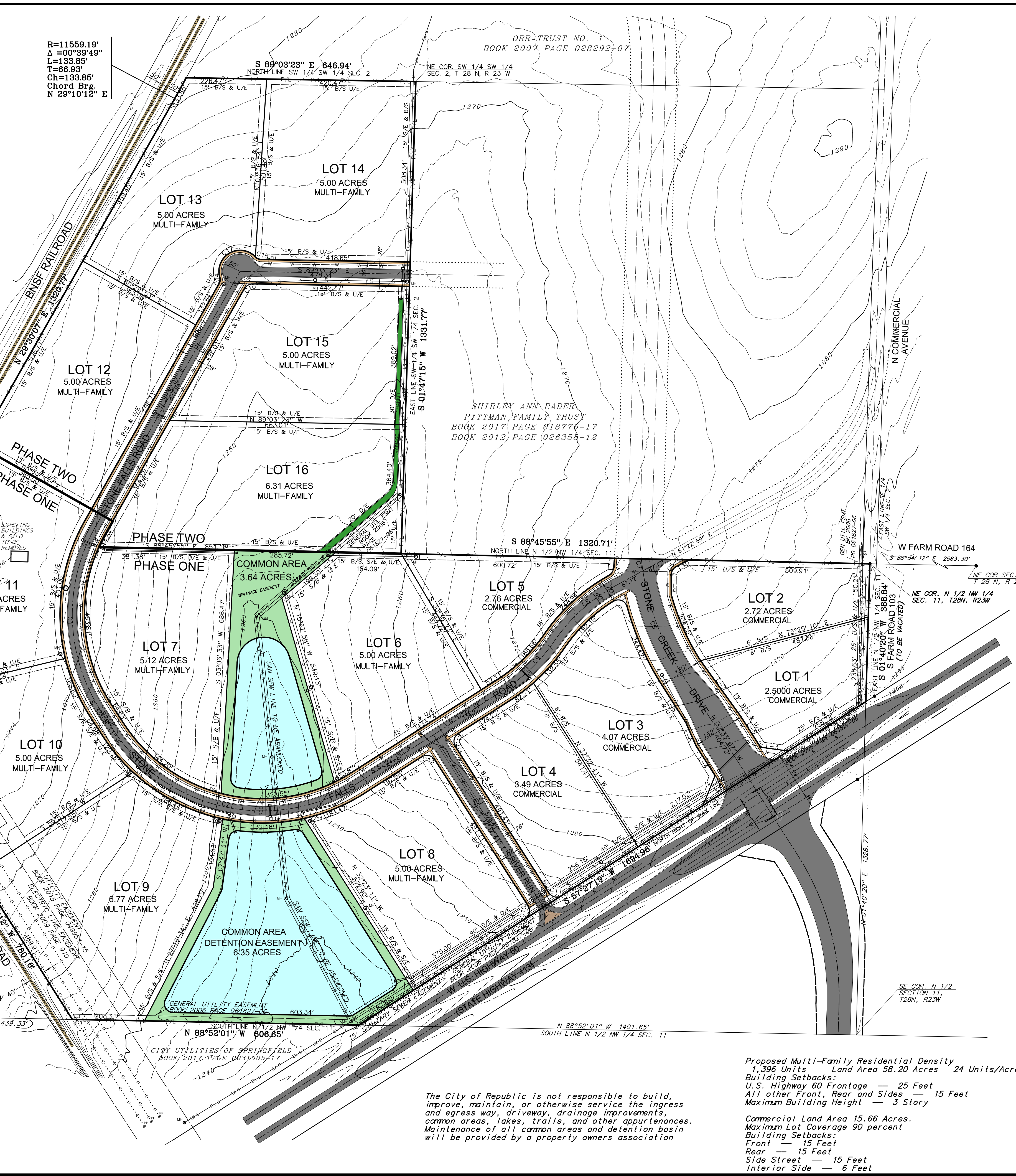
BENCHMARK
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-50 STANDARD DNR DISK SET IN 12" CONCRETE POST EAST ROW LINE ROUTE 22 ELEVATION= 1227.69 NAVD 1988

POINT OF BEGINNING
NW COR. N 1/2 NW 1/4 SEC. 11, T28N, R23W

COURSE TABLE

LINE	BEARING	DISTANCE
L-1	N 01°49' 35" E	46.90'
L-2	N 21°57' 11" E	89.98'
L-3	S 82°13' 24" E	78.53'
L-4	N 32°33' 07" W	100.45'
L-5	N 32°33' 07" W	101.94'
L-6	N 23°34' 55" W	70.55'
L-7	S 35°46' 51" E	195.29'
L-8	S 32°33' 07" E	125.29'
L-9	N 00°09' 55" W	56.14'
L-10	S 61°22' 59" W	41.17'
L-11	N 04°16' 45" E	27.58'

- LEGEND**
- B/S BUILDING SETBACK
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - S/E SANITARY SEWER EASEMENT
 - EXISTING CONTOURS
 - PROPERTY LINE
 - OVERHEAD ELECTRIC
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING GAS LINE
 - UNDERGROUND CABLE
 - SANITARY SEWER MANHOLE
 - POWER POLE
 - FIRE HYDRANT
 - CURB INLET



CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	500.00'	62°38' 18"	546.62'	519.80'	304.23'	S 01°49' 02" E
2	500.00'	89°24' 39"	780.23'	703.45'	494.86'	S 77°59' 28" E
3	25.00'	106°39' 53"	46.54'	40.11'	33.58'	N 68°31' 52" W
4	25.00'	36°30' 12"	24.80'	23.80'	13.53'	N 37°41' 51" E
5	25.00'	61°32' 54"	26.86'	24.89'	14.89'	S 30°36' 32" W
6	742.00'	23°56' 06"	309.97'	307.72'	157.28'	S 20°35' 04" E
7	742.00'	02°37' 2"	33.98'	33.98'	16.98'	S 07°18' 21" E
8	500.00'	26°55' 38"	234.98'	232.83'	119.70'	S 07°55' 10" W
9	500.00'	22°59' 58"	200.71'	199.36'	101.72'	N 45°57' 20" E
10	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 12°27' 19" W
11	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 77°52' 41" E
12	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 12°27' 19" W
13	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 77°52' 41" W
14	25.00'	45°05' 57"	19.68'	19.17'	10.38'	N 06°57' 08" E
15	25.00'	45°05' 57"	19.68'	19.17'	10.38'	S 66°30' 24" E
16	25.00'	61°26' 30"	25.81'	25.54'	14.86'	S 60°13' 22" W
17	600.00'	15°13' 24"	158.80'	116.34'	237.47'	S 60°13' 22" W

LAND USE SUMMARY

Lot Number	Area S.F.	Area Acres	Land Use
1	108,900	2.50	Commercial
2	118,693	2.72	Commercial
3	177,500	4.07	Commercial
4	152,124	3.49	Commercial
5	120,039	2.76	Commercial
6	217,800	5.00	Multi-Family
7	222,901	5.12	Multi-Family
8	217,767	5.00	Multi-Family
9	294,317	6.76	Multi-Family
10	218,467	5.02	Multi-Family
11	217,883	5.00	Multi-Family
12	217,800	5.00	Multi-Family
13	217,801	5.00	Multi-Family
14	217,800	5.00	Multi-Family
15	217,800	5.00	Multi-Family
16	274,836	6.31	Multi-Family
Common Area 1	276,755	6.35	Common Area
Common Area 2	158,468	3.64	Common Area
Street Right of Way	396,884	9.11	Right of Way
Total	4,044,536	92.85	

Lot Number	Area S.F.	Area Acres	Land Use
Total Commercial (Lots 1-5)	677,256	15.55	Commercial
Total Multi-Family (Lots 6-16)	2,535,173	58.20	Multi-Family
Total Common Area	435,223	9.99	Common Area
Street Right of Way	396,884	9.11	Right of Way

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E JANSEN, DO HEREBY DECLARE THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

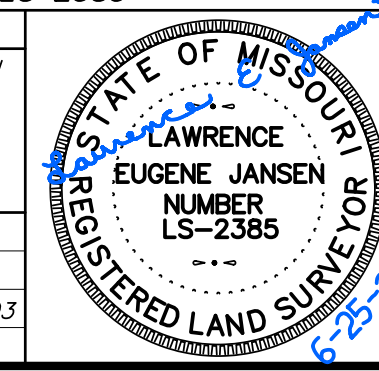
The City of Republic is not responsible to build, improve, maintain, or otherwise service the ingress and egress way, driveway, drainage improvements, common areas, lakes, trails, and other appurtenances. Maintenance of all common areas and detention basin will be provided by a property owners association

Proposed Multi-Family Residential Density
1,396 Units / Land Area 58.20 Acres = 24 Units/Acre
Building Setbacks:
U.S. Highway 60 Frontage — 25 Feet
All other Front, Rear and Sides — 15 Feet
Maximum Building Height — 3 Story

Commercial Land Area 15.66 Acres.
Maximum Lot Coverage 90 percent
Building Setbacks:
Front — 15 Feet
Rear — 15 Feet
Side Street — 15 Feet
Interior Side — 6 Feet

Lawrence E. Jansen
CLASS "URBAN" SURVEY
LAWRENCE E. JANSEN PLG 2385
DATE: 6-25-21

Job No.: 2103-041
Date: 6-25-2021
Location: HWY 60 & F.R. 103
REPUBLIC, MO



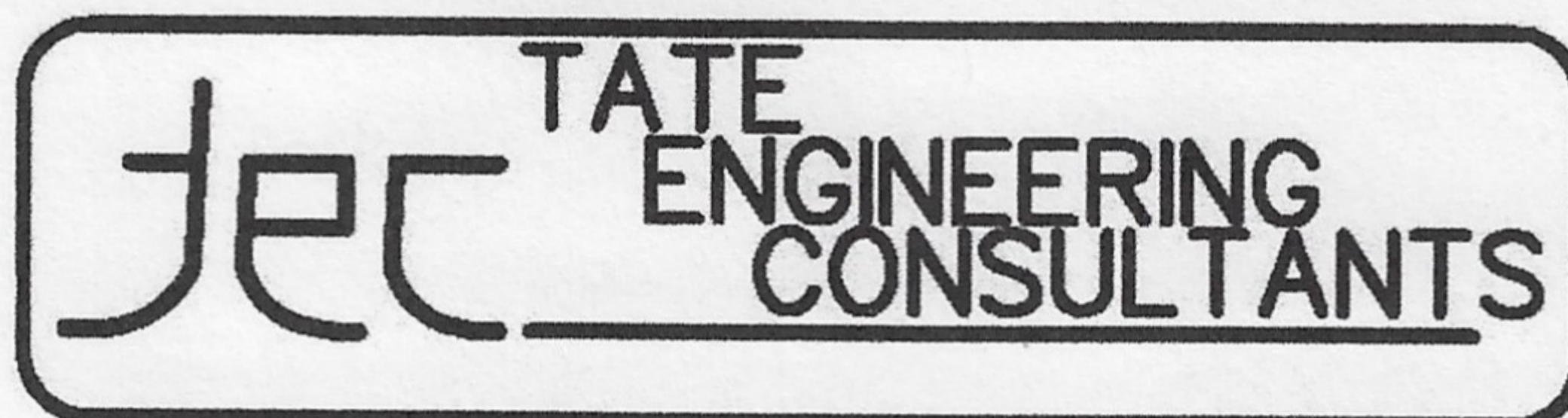
GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 883-0300 FAX (417) 883-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563

PLANNED DEVELOPMENT DISTRICT

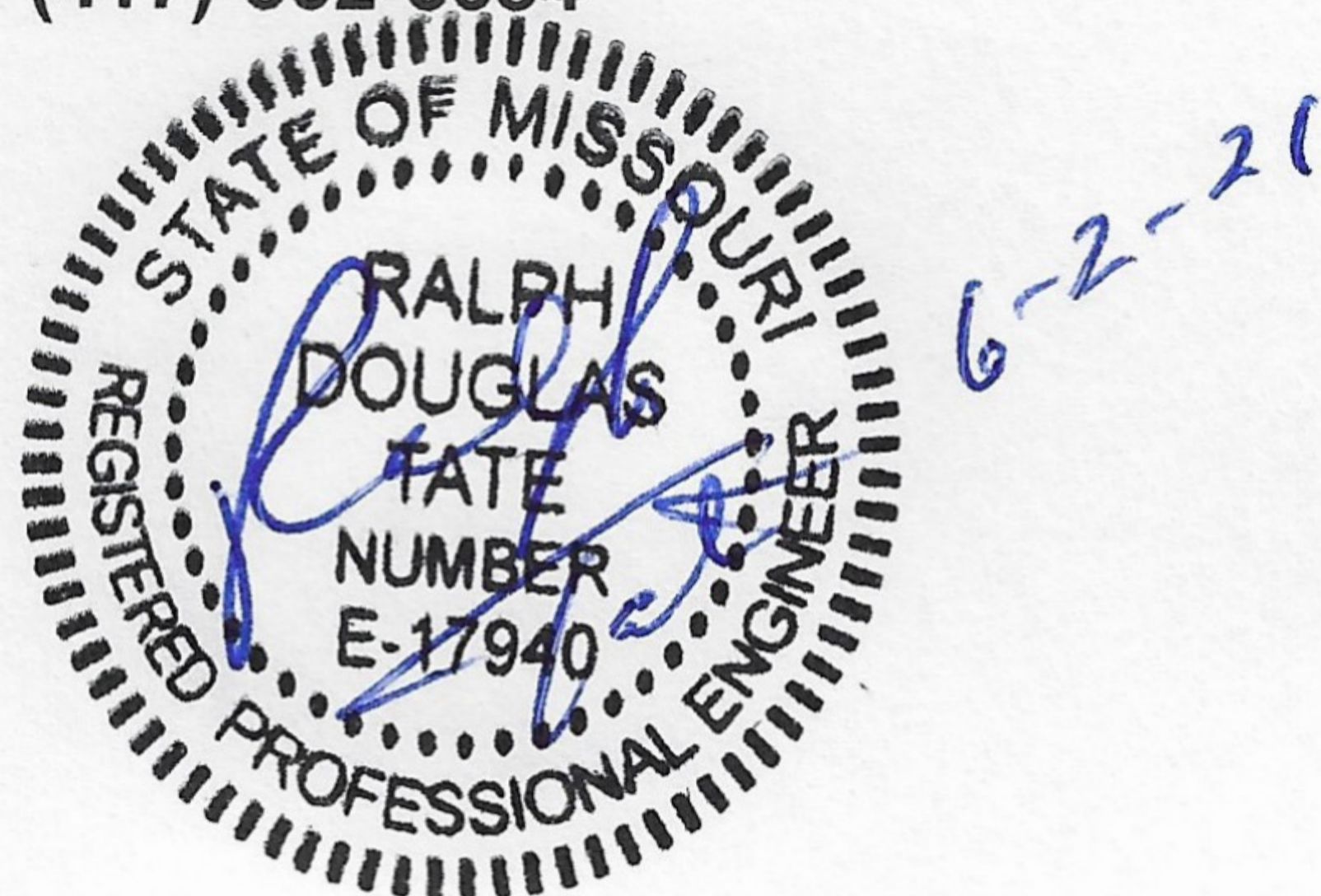
STONE CREEK FALLS

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

June 2, 2021



RALPH D. TATE, P.E. MO. E-17940
4054 W PAGE PLACE
SPRINGFIELD, MO 65802
(417)-862-5684



STONE CREEK FALLS

PLANNED DEVELOPMENT DISTRICT (PDD)

TABLE OF CONTENTS

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Allocation Summary Table	3
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5. Utilities	7
6. Wastewater Disposal	7
7. Parking Requirements	7
8. Proposed Drives and Sidewalks	9
9. Open Space and Landscaping	13
10. Preliminary Covenants	14
11. Letter of Intent	15

EXHIBITS

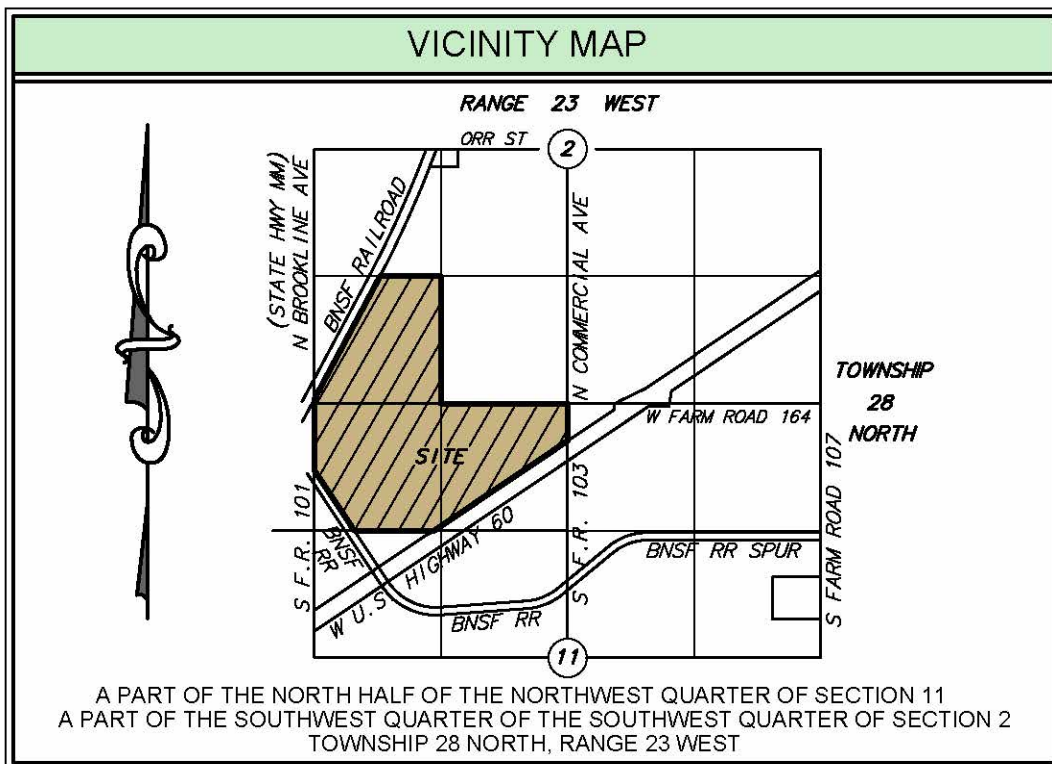
1. Land Use & Infrastructure Plan & Design Elements
2. Engineers Report For Storm Water Detention

STONE CREEK FALLS

PLANNED DEVELOPMENT DISTRICT (PDD)

1. PROJECT DESCRIPTION AND LOCATION

This project consists of 92.85 acres of land and is located along the north side of US 60 Highway and west of Farm Road 103.



STONE CREEK FALLS PROPERTY DESCRIPTION

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH $01^{\circ}49'35''$ EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH $29^{\circ}30'07''$ EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF $00^{\circ}39'49''$, AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH $29^{\circ}10'12''$ EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH $89^{\circ}03'23''$ EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH $01^{\circ}47'15''$ WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH $88^{\circ}45'55''$ EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH $01^{\circ}40'20''$ WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH $57^{\circ}27'19''$ WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH $88^{\circ}52'01''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH $32^{\circ}25'12''$ WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH $01^{\circ}50'57''$ EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

2. LAND USE SUMMARY

The current zoning of the southern 62.44 acres is C-2 General Commercial District. The remaining north 30.41 acres is currently zoned AG Agriculture District. The proposed land uses, land allocations and their relationships are shown on the Land Use Plan (Exhibit 1).

The following table presents the proposed land uses and development areas for this development.

Table 2.1 Land Allocation Summary Table

Total Project Area: 92.85 Acres

Lot Number	Area S.F.	Area Acres	Land Use
1	108,900	2.50	Commercial
2	118,693	2.72	Commercial
3	177,500	4.07	Commercial
4	152,124	3.49	Commercial
5	120,039	2.76	Commercial
6	217,800	5.00	Multi-Family
7	222,901	5.12	Multi-Family
8	217,767	5.00	Multi-Family
9	294,317	6.76	Multi-Family
10	218,467	5.02	Multi-Family
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12	217,800	5.00	Multi-Family
13	217,801	5.00	Multi-Family
14	217,800	5.00	Multi-Family
15	217,800	5.00	Multi-Family
16	274,836	6.31	Multi-Family
Common Area 1	276,755	6.35	Common Area
Common Area 2	158,468	3.64	Common Area
Street Right of Way	396,884	9.11	Right of Way
Total	4,044,536	92.85	
Lot Number	Area S.F.	Area Acres	Land Use
Total Commercial (Lots 1-5)	677,256	15.55	Commercial
Total Multi-Family (Lots 6-16)	2,535,173	58.20	Multi-Family
Total Common Area	435,223	9.99	Common Area
Street Right of Way	396,884	9.11	Right of Way

Proposed Multi-Family Residential Density

1,396 Units Land Area 58.20 Acres 24 Units/Acre

Building Setbacks:

U.S. Highway 60 Frontage -- 25 Feet

All other Front, Rear and Sides -- 15 Feet

Maximum Building Height -- 3 Story

Commercial Land Area 15.66 Acres.

Maximum Lot Coverage 90 percent

Building Setbacks:

Front -- 15 Feet

Rear -- 15 Feet

Side Street -- 15 Feet

Interior Side -- 6 Feet

The type of commercial uses anticipated will compliment the residential uses. Pedestrian sidewalks and access throughout the entire development as shown on the development plan will help encourage pedestrian access and interaction with the mixed commercial areas in the development.

Permitted Commercial Uses:

Permitted uses as listed in the City of Republic Municipal Code Article 405.150 "C-1" Commercial District Regulations, Article 405.160 "C-2" General Commercial District Regulations and Article 405.165 "C-3" General Commercial District including, but not limited to the following:

- Miscellaneous store retailers such as florists, office supplies, stationery, gift stores, novelty and souvenir stores, used merchandise stores, pet and pet supplies stores, art dealers, tobacco stores, electronics and appliance stores, health and personal care stores, clothing and clothing accessories stores, sporting goods, hobby and music stores.
- General retail businesses including pawn shops and second-hand stores; pet stores; print shops and photocopying establishments; restaurants including drive-in, pick-up, and drive-up facilities; doughnut shops; package

liquor; book; tobacco; furniture; appliance; drug; grocery; flower; jewelry; clothing.

- Office or office buildings including health clinics, medical doctors and dental offices, accountants, real-estate, engineering, architecture, finance, insurance, and other professional service offices.
- Personal service establishments including beauty parlors; barbershops; custom tailoring; dry cleaning and laundry pick-up; shoe repair; self-service laundromats; express or mailing offices; hearing aid and eye glass shops, professional, scientific and technical services.
- Private schools and studios for art, dance, drama, music or photography and private and publicly funded schools, preschools and daycare facilities.
- Veterinarian, dog grooming, boarding or similar place of animal care, provided that only treatment be given to animals kept within the building or office. No outside cages, kennels, fences, equipment, materials, etc. associated with livestock or other large animals shall be stored on the premises.
- Government buildings and associated uses.

3. ARCHITECTURAL THEME

Architectural exterior building materials covering outside walls may consist of brick veneer, pre-cast elements, stone veneer, architectural style LP Wood siding, and/or EIFS. Buildings shall have a minimum of 30% of brick, stone or equivalent masonry product on exterior walls. All roofs shall contain shadow line type (or equivalent) architectural shingles. Structures shall be three-story units with wood frame construction.

The apartments will be studio, one, two or three bedroom units.



CONCEPT RENDERING

4. STORMWATER MANAGEMENT

A lake is proposed in the lower portion of this development. Stormwater detention will be provided in the area above the normal pool of the proposed lake and the top of the detention berm and outlet spillway. The proposed detention will control the peak runoff from the developed area and detain flows to not exceed predeveloped conditions. Downstream conditions will be analyzed and necessary measures taken to assure no adverse effects result from the construction of this development. An “Engineers Report for Storm Water Detention” is included in Exhibit 2.

Existing storm piping will be extended from the detention basin to capture runoff from the site and offsite runoff from north to convey drainage to the detention basin. The site will be graded and drainage system extended to convey runoff across the site while maintaining allowable depths of flow and velocity.

There are no identified flood zones on the property based on the Flood Insurance Rate Maps 29077 C 0318 E and 29077 C 0316 E Dated 12-17-2010 prepared by the Federal Emergency Management Agency.

A sediment and erosion control plan will be required for this development. The Missouri Department of Natural Resources requires the development of a storm

water pollution prevention plan (SWPPP) to address erosion control requirements both during and after completion of construction.

Undisturbed vegetation will be left wherever possible to filter runoff as sheet flow. Best Management Practices for sediment/erosion control will be used where necessary to prevent sediment runoff.

5. UTILITIES

The development will utilize all current municipal utilities. Water service is available via an existing water main along the north right of way line of US 60 Highway, and along the west right of way line of Farm Road 103. Water mains will be sized and extended into the development to provide water supply and fire protection. See Infrastructure Plan. (Exhibit 1)

Liberty Utilities will provide electric power. All utilities will be constructed underground.

Natural gas supply will be provided by Spire Inc.

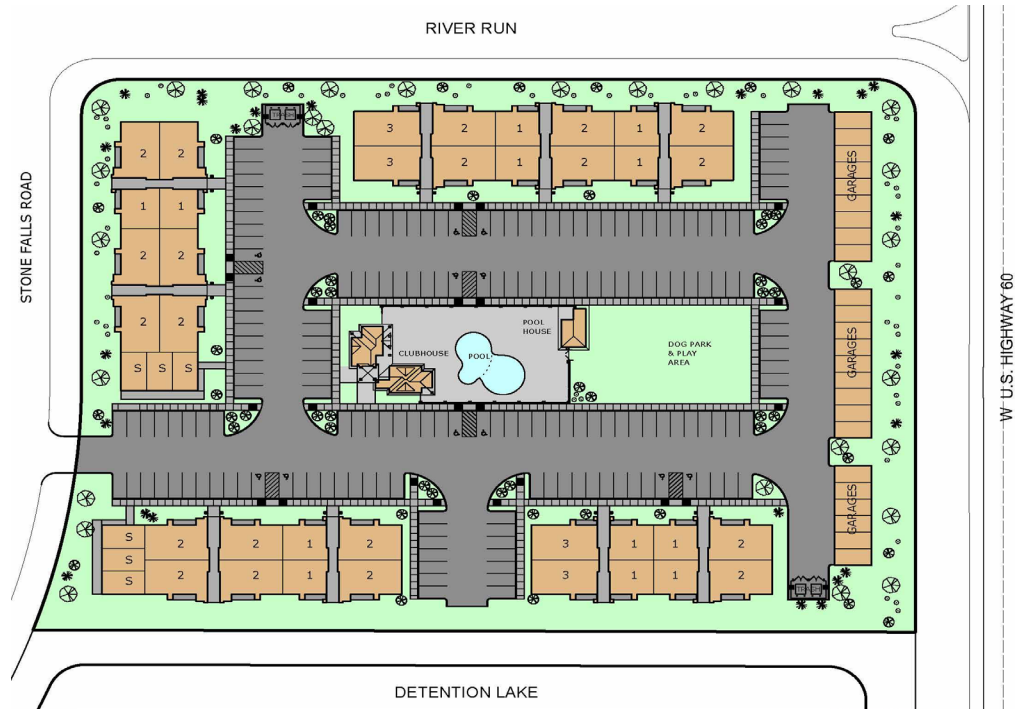
6. WASTEWATER DISPOSAL

This development will connect to the City of Republic's existing collection system. An existing sanitary sewer line is located onsite. A portion of the existing sanitary sewer is located in the area of the proposed lake. This sanitary sewer line will be relocated around the lake to allow access for maintenance purposes. Sanitary sewer mains will be extend to each lot and service laterals will be extended to each building from the existing sanitary sewer mains. See Infrastructure Plan. (Exhibit 1)

7. PARKING REQUIREMENTS

The parking requirements of the commercial lots shall comply with the zoning requirements set forth in The City of Republic Municipal Code for the specific use of each site.

The parking requirements of the multi-family lots shall be computed based on the number of units and the unit mix of each lot as follows:



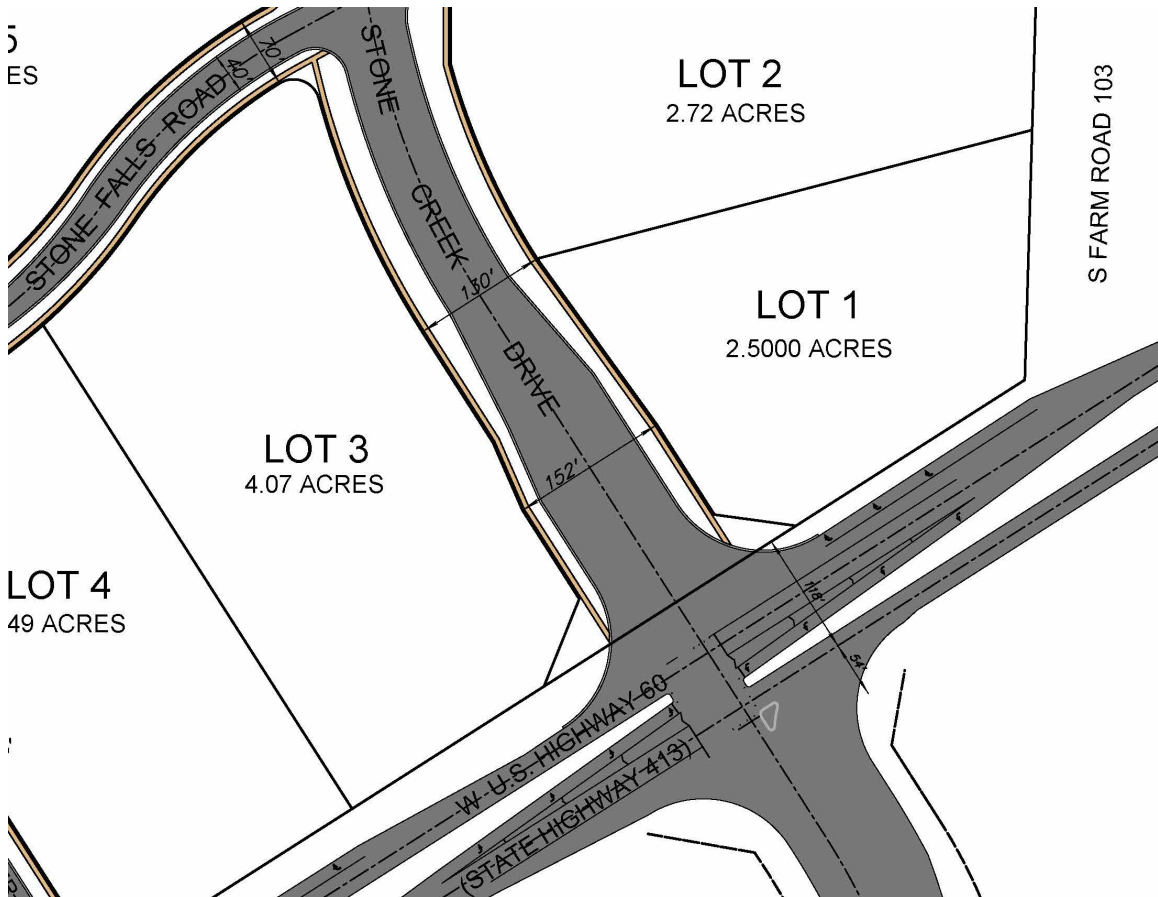
A typical unit/mix as shown above has 120 units on 5.00 acres. (24 Units Per Acre). This unit / parking tabulation is as follows:

UNIT MIX	NUMBER	SPACES/UNIT	SPACES REQUIRED
STUDIO UNITS	12	1	12
1 BEDROOM UNITS	36	1.5	54
2 BEDROOM UNITS	60	2	120
3 BEDROOM UNITS	12	2	24
TOTAL	120		210
Total Spaces/Unit			1.75

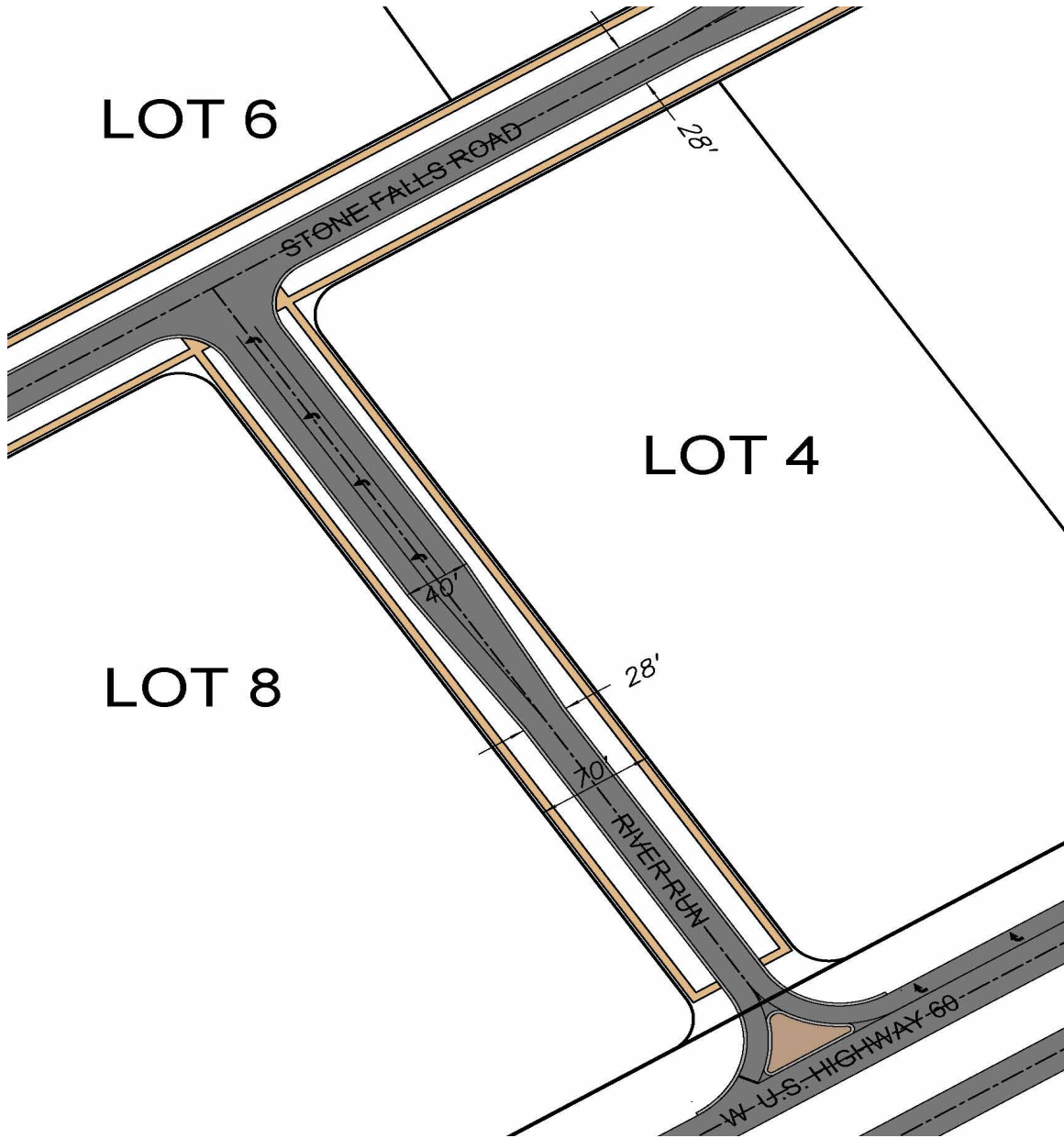
Two parking spaces per unit are required for two and three bedroom units, but since many of the units will be studio or single bedroom apartments, two parking spaces per apartment unit is not necessary. Proposed rental contracts will not allow for multiple people to reside in these smaller studio units.

8. PROPOSED PUBLIC STREETS, DRIVES, AND SIDEWALKS

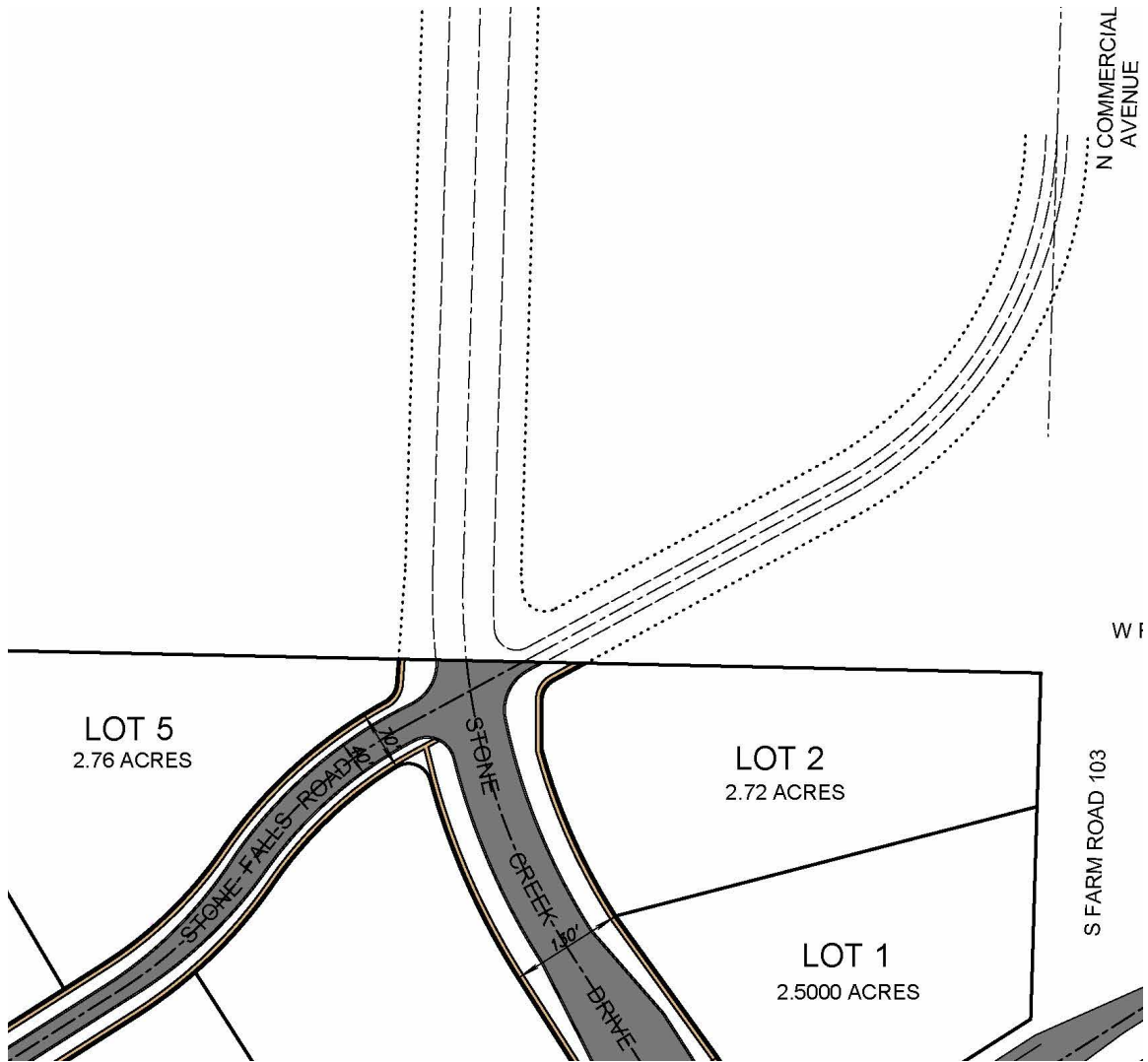
The development will access U.S. Highway 60 at two locations:



Stone Creek Drive is proposed as a primary arterial. This road is also the possible future right of way of State Highway MM. Proposed pavement widths for this road will be provided to meet what is required by this development. The widths of right of way provided will allow for future widening by MODOT for the new alignment of State Highway MM. This road will also be the new alignment of Farm Road 103 and allow for crossing U.S. Highway 60 at 90 degrees and eliminate the existing Farm Road 103 entrance. The intersection of Stone Creek Drive and U.S. Highway 60 will be a signalized intersection. A traffic impact assessment has been completed by Dane Seiler with CJW Dated May 21, 2021.



River Run is proposed as a collector with 70 feet of right of way and 28 feet minimum pavement width from back of curb to back of curb widening to 40 feet to provide a left turn lane unto Stone Falls Road. This street will have access to U.S. Highway 60 with a right-in right-out. A right turn lane will be provided on U.S. Highway 60.

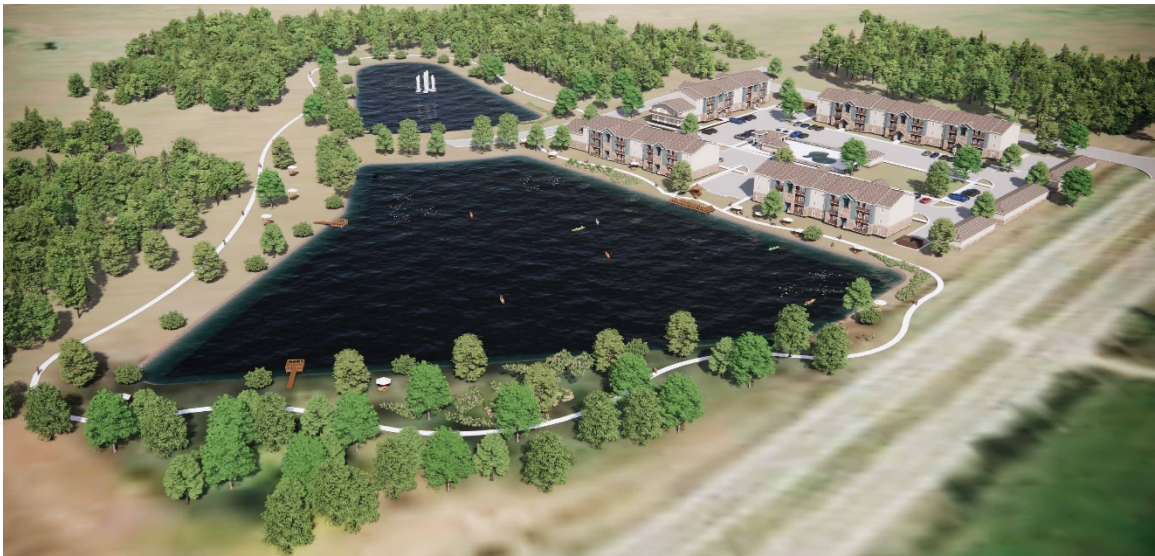
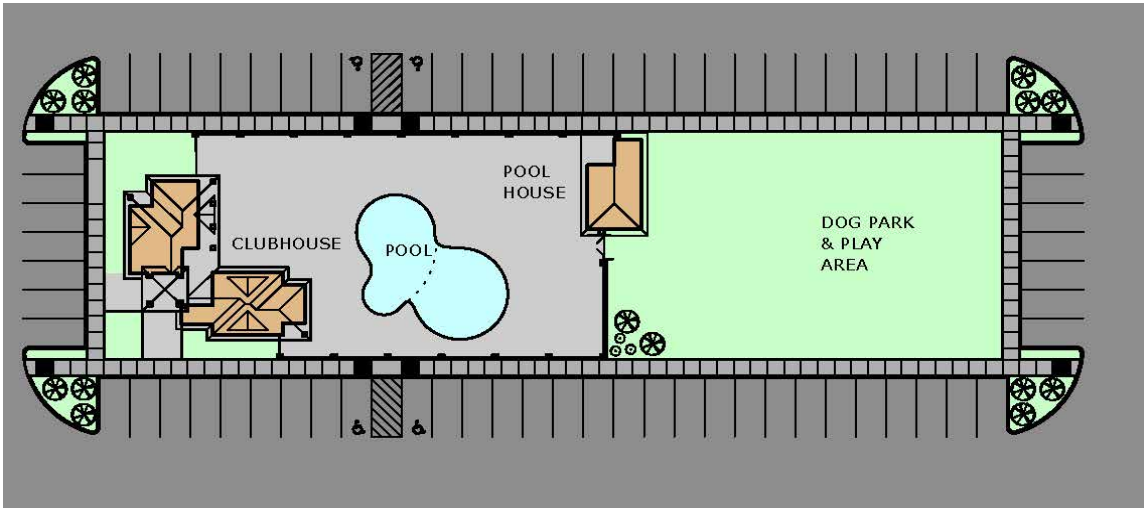


Stone Falls Road is proposed as a collector with 70 feet of right of way width and 28 feet minimum pavement width from back of curb to back of curb widening to 40 feet to provide a left turn lane unto Stone Creek Drive. This street will continue in the future to existing Farm Road 103 as shown on the Land Use Plan (Exhibit 1).

Sidewalks are proposed on both sides of the public streets and are 5 feet in width. Sidewalks will be extensive throughout the development with pedestrian access to every building and facility amenity. Pedestrian sidewalks and access throughout the entire development will help encourage pedestrian access and interaction with the commercial areas in the development.

9. OPEN SPACE AND LANDSCAPING

The proposed development will include a considerable amount of open space. Stone Creek will feature approximately 10 acres of common area containing two large lake areas with fountains, aeration, paved hiking trails, docks for fishing and viewing the lake, and manmade water falls circulated by pumping water from the lower lake. Each multi-family lot will also contain open space with amenities such as a clubhouse, pool, pool house, dog park, and play area.





10. PRELIMINARY COVENANTS

The developer desires to provide for the orderly and quality development of the subdivision by way of the filing of Declaration of Covenants, Conditions and Restrictions applicable to all portions of the development. Said Declaration of Covenants, Conditions and Restrictions will provide for requirements for improving the development and prohibit certain uses, for the mutual benefit of all residents in the development.

Letter Of Intent

Stone Creek Falls PDD

To Whom It May Concern:

Countryland would like to request a hearing regarding the proposed zoning application to the PDD Development known as Stone Creek Falls.

Stone Creek Falls is a new Multi-Family and Commercial district for the City of Republic, with a true Live, Shop, Dine, design concept and with a *Life With a View* life style.

Our plan is to make this an exciting new concept, the first of its kind in the City of Republic. Stone Creek will feature an 8-10 acre lake, complete with fountains, aeration, paved hiking trails, docks for fishing and viewing the lake, and north end of lake will be a man-made Stone Creek Falls that will be pumped from bottom of Lake to create creek and water falls and help with water quality and aquatic life. Our Commercial pad sites are of the size to attract types of businesses that require larger parking areas that are needed for our area.

We intend for this community to be one that catches the eye of West bound traffic to Republic and would be the Gateway to the City of Republic's East entry corridor. We are adjacent to the new City of Republic public sign project, also Countryland and the City of Republic along with the MODOT have entered into discussions to be a development partner, to help complete the State MM Hwy access across 60 Hwy to move the existing problem of MM & 60 with the trains and stop light issues. Our New City Street will eventually become MM. These improvements are vital to 60 & MM corridor, one of the most active in the entire area for growth. Countryland and staff feel this development is perhaps the most important of all parcels in the new MM corridor. This property gives path for the future MM to cross 60 Hwy in areas that assist to achieve the connections the ZZ to the south. Even the current traffic at MM & 60 is already untenable and dangerous, with traffic lights, trains, and the amount of construction traffic north on MM, the traffic, and all traffic on 60 & MM is going to grow substantially in the next five years. This Development paves the way for all this growth.

Thanks for your consideration in this matter, any questions or comments are greatly appreciated. My team and I would do our best to help, just let us know.

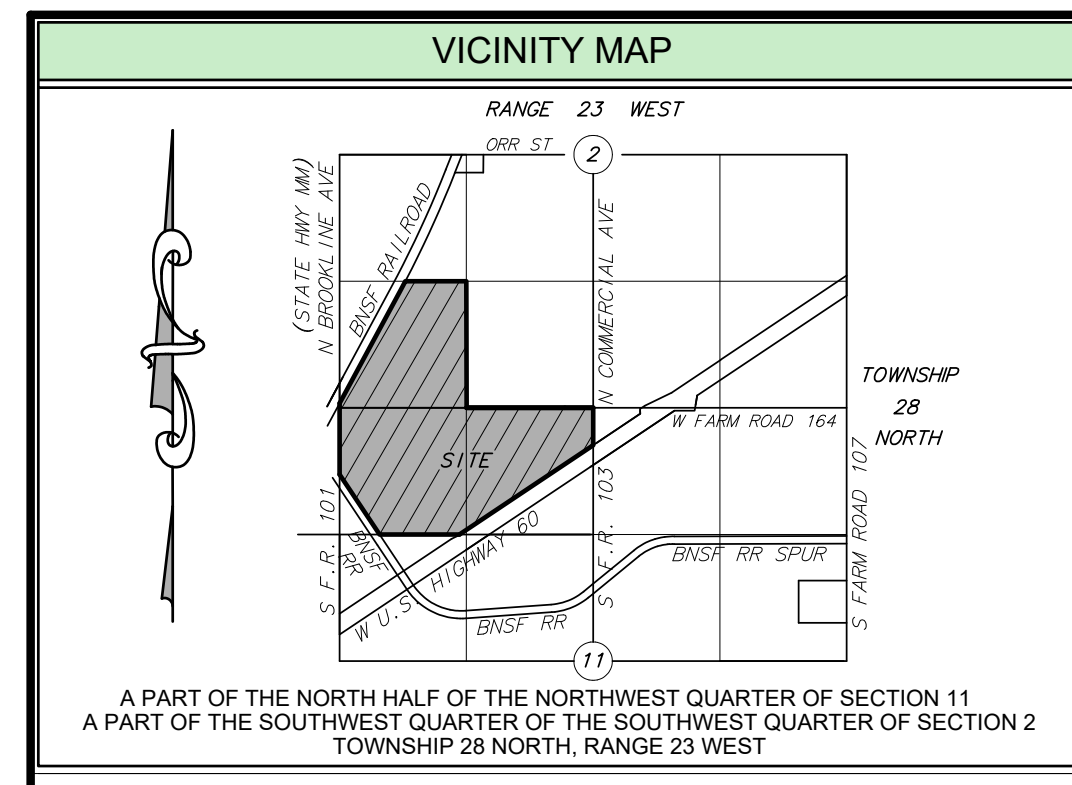
Sean Coatney Owner of Countryland Homes & ATW, LLC

LAND USE AND INFRASTRUCTURE PLAN STONE CREEK FALLS A PLANNED DEVELOPMENT DISTRICT

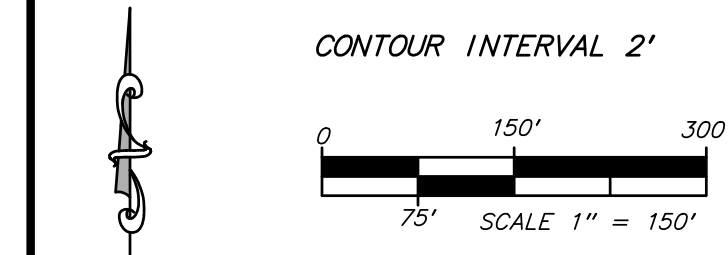
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DESCRIPTION
SOURCE OF DESCRIPTION - BOOK 2020 PAGE 026224-20

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH 01°49'35" EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°30'07" EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF 00°39'49", AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH 29°10'12" EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH 89°03'23" EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH 01°47'15" WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 88°45'55" EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01°40'20" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH 57°27'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 88°52'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 32°25'12" WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH 01°50'57" EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.



R=11559.19'
Δ=00°39'49"
L=133.85'
T=66.93'
Ch=133.85'
Chord Brg.
N 29°10'12" E



BASIS OF BEARINGS
BEARINGS ARE BASED UPON GRID NORTH, MISSOURI COORDINATE OF 1983, CENTRAL ZONE MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENTS GR-50 & GR-50A.

BENCHMARK
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-50 STANDARD DNR DISK SET IN 12" CONCRETE POST EAST ROW LINE ROUTE 22 ELEVATION= 1227.69 NAVD 1988

POINT OF BEGINNING
NW COR. N 1/2 NW 1/4 SEC. 11, T28N, R23W

COURSE TABLE

LINE	BEARING	DISTANCE
L-1	N 01°49' 35" E	46.90'
L-2	N 21°57' 11" E	89.98'
L-3	S 82°13' 24" E	78.53'
L-4	N 32°33' 07" W	100.45'
L-5	N 32°33' 07" W	101.94'
L-6	N 23°34' 55" W	70.55'
L-7	S 35°46' 51" E	195.29'
L-8	S 32°33' 07" E	125.29'
L-9	N 00°09' 55" W	56.14'
L-10	S 61°22' 59" W	41.17'
L-11	N 04°16' 45" E	27.58'

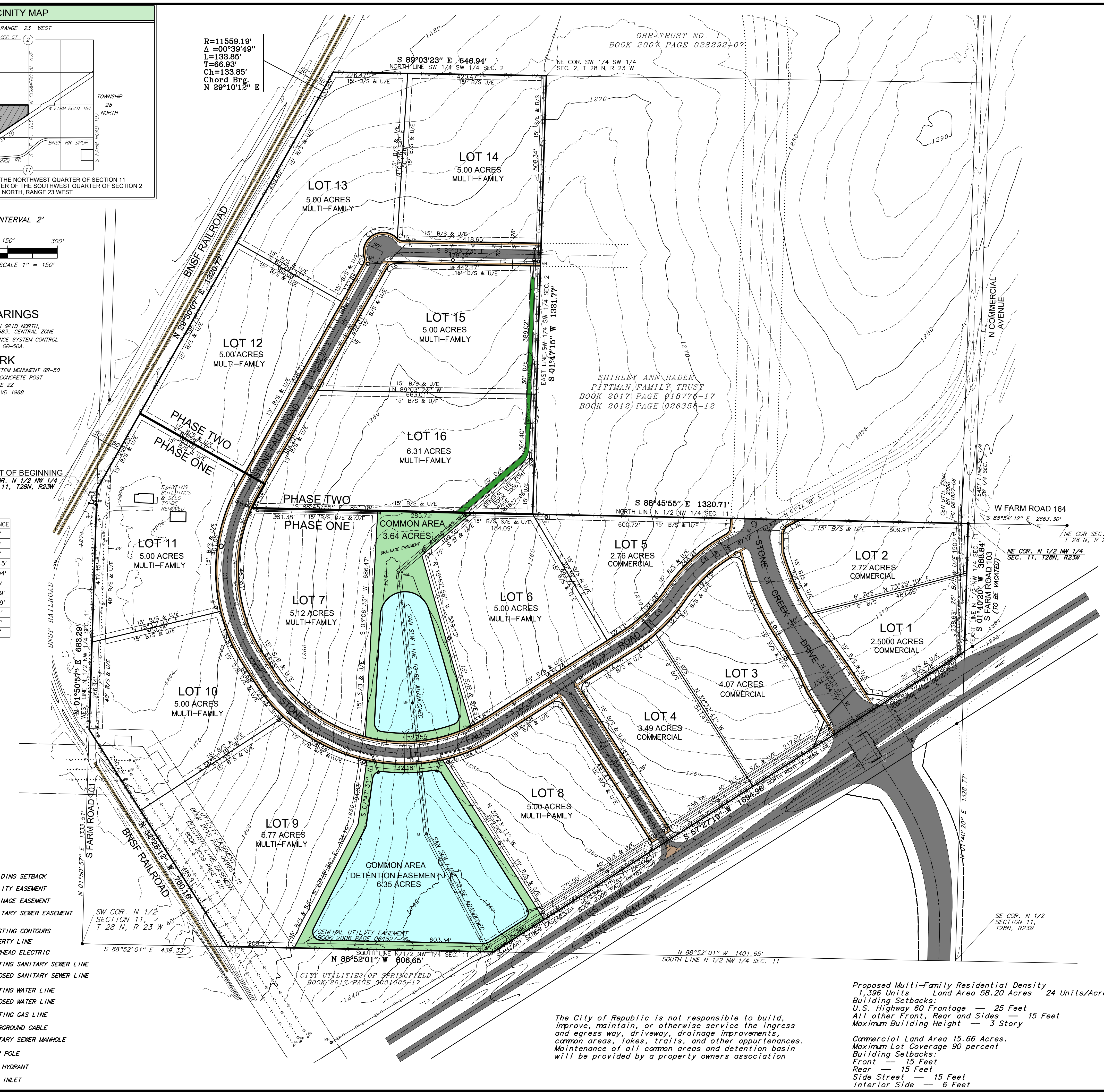
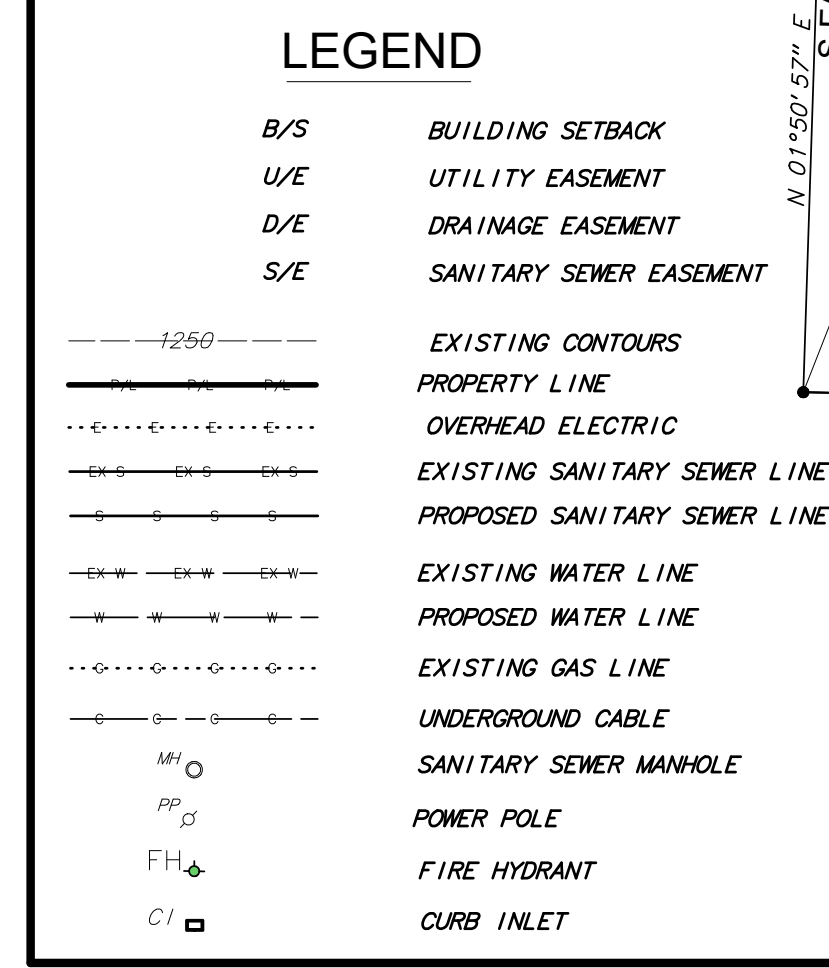
CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	500.00'	62°38' 18"	546.62'	519.80'	304.23'	S 01°49' 02" E
2	500.00'	89°24' 39"	780.23'	703.45'	494.86'	S 77°59' 28" E
3	25.00'	106°39' 53"	46.54'	40.11'	33.58'	N 68°31' 52" W
4	25.00'	36°30' 12"	24.80'	23.80'	13.53'	N 32°41' 51" E
5	25.00'	61°32' 54"	26.86'	24.89'	14.89'	N 30°36' 32" W
6	742.00'	23°56' 06"	309.97'	307.72'	157.28'	S 20°35' 04" E
7	742.00'	02°37' 2"	33.98'	33.98'	16.98'	S 07°18' 21" E
8	500.00'	26°55' 38"	234.98'	232.83'	119.70'	S 07°55' 10" W
9	500.00'	22°59' 58"	200.71'	199.36'	101.72'	N 45°57' 20" E
10	25.00'	90°00' 00"	39.27'	35.36'	25.00'	N 12°27' 19" E
11	25.00'	90°00' 00"	39.27'	35.36'	25.00'	N 77°52' 41" E
12	25.00'	90°00' 00"	39.27'	35.36'	25.00'	N 12°27' 19" W
13	25.00'	90°00' 00"	39.27'	35.36'	25.00'	N 77°52' 41" W
14	25.00'	45°05' 57"	19.68'	19.17'	10.38'	N 06°57' 08" E
15	25.00'	45°05' 57"	19.68'	19.17'	10.38'	S 66°30' 24" E
16	25.00'	61°28' 30"	25.81'	25.54'	14.86'	S 60°13' 22" W
17	60.00'	15°13' 24"	158.80'	116.34'	237.47'	S 60°13' 22" W

LAND USE SUMMARY

Lot Number	Area S.F.	Area Acres	Land Use
1	108,900	2.50	Commercial
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Total Common Area	435,223	9.99	Common Area
Street Right of Way	396,884	9.11	Right of Way



The City of Republic is not responsible to build, improve, maintain, or otherwise service the ingress and egress way, driveway, drainage improvements, common areas, lakes, trails, and other appurtenances. Maintenance of all common areas and detention basin will be provided by a property owners association

Proposed Multi-Family Residential Density
1,396 Units / Land Area 58.20 Acres 24 Units/Acre
Building Setbacks:
U.S. Highway 60 Frontage — 25 Feet
All other Front, Rear and Sides — 15 Feet
Maximum Building Height — 3 Story

Commercial Land Area 15.66 Acres.
Maximum Lot Coverage 90 percent
Building Setbacks:
Front — 15 Feet
Rear — 15 Feet
Side Street — 15 Feet
Interior Side — 6 Feet

KNOW ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E. Jansen 6-25-21
LAWRENCE E. JANSEN PLS 2385 DATE

CLASS "URBAN" SURVEY

EP - EXISTING IRON PIN
SIP - SET IRON PIN
--X-- FENCELINE
P - PLAT DISTANCE
M - MEASURED DISTANCE
D - DEED DISTANCE

Job No.: 2103-041
Date: 6-25-2021
Location: HWY 60 & F.R. 103
REPUBLIC, MO

STATE OF MISSOURI
LAWRENCE E. JANSEN
REGISTERED LAND SURVEYOR
NUMBER LS-2385

GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 883-0300 FAX (417) 883-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563



PINNACLE DESIGN CONSULTANTS

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ENGINEERS REPORT

FOR STORM WATER DETENTION

STONE CREEK FALLS A NEW COMMERCIAL SUBDIVISIONS IN REPUBLIC, MISSOURI



February 9, 2021

TO: Ms. Karen Haynes
Principal Planner
Community Development Department
City of Republic, Missouri

BY: David Bodeen, PE
Pinnacle Design Consultants
304-B W. Erie St.
Springfield, MO 65807

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May 25, 2021

Ms. Haynes:

The purpose of this preliminary report is to provide information as to the capacity and discharge of the proposed detention basin serving Stone Creek Falls development, and to show that the proposed basin has the capacity meet all of the required city of Republic criteria for detention.

The site generally drains from north to south to an existing natural depression. The existing and proposed drainage area is considered to be 156 acres. It is the developer’s intent to create a large lake, with flood detention above the water level of the lake. For the purposes of this report, the surface area of the lake(s) is 7.0 acres, and the water elevation is an assumed elevation of 100.00.

A review of the soil analysis shows a mixed soil type of B & C over the entire drainage area.

TABLE 1E. EAST WATERSHED DATA

Conditions/Parameter	Area, acres Site (total watershed)	Curve Number site (total watershed)	Time of Concentration. min
Pre-project	156	65	48
Post-project	156	79	44

See * Worksheets for Curve Number calculations.
See soil maps for soil data and rating tables.

TABLE 2. PEAK FLOW CALCULATION / COMPARISON

Return Frequency	Q (pre-dev) c.f.s.	Dev Q to Basin	Discharge Out of Basin	Stage
2yr.	14	66	4	100.68
10 yr.	55	153	33	101.41
100 yr.	148	311	88	102.43

*Top of berm = 103.43

See the pond report at the end of the data sheets for the east side for a stage / storage / discharge table, and structure data.

SUMMARY:

In summary, in my professional opinion that the proposed design meets all required design criteria. It is our hope that the City of Republic agrees with this opinion.

Respectfully Submitted:

DDB

David Bodeen, PE
Pinnacle Design Consultants, LLC

Area of Interest (AOI) | Soil Map | **Soil Data Explorer** | Download Soils Data | Shopping Cart (Free)

View Soil Information By Use: All Uses

Printable Version | Add to Shopping Cart

Intro to Soils | Suitabilities and Limitations for Use | **Soil Properties and Qualities** | Ecological Sites | Soil Reports

Search

Properties and Qualities Ratings

Open All | Close All

Soil Chemical Properties

Soil Erosion Factors

Soil Health Properties

Soil Physical Properties

Available Water Capacity

Available Water Storage

Available Water Supply, 0 to 100 cm

Available Water Supply, 0 to 150 cm

Available Water Supply, 0 to 25 cm

Available Water Supply, 0 to 50 cm

Bulk Density, One-Third Bar

Linear Extensibility

Liquid Limit

Organic Matter

Percent Clay

Percent Sand

Percent Silt

Plasticity Index

Saturated Hydraulic Conductivity (Ksat)

Saturated Hydraulic Conductivity (Ksat), Standard Classes

Surface Texture

Water Content, 15 Bar

Water Content, One-Third Bar

Soil Qualities and Features

AASHTO Group Classification (Surface)

AASHTO Group Index

Depth to a Selected Soil Restrictive Layer

Depth to Any Soil Restrictive Layer

Drainage Class

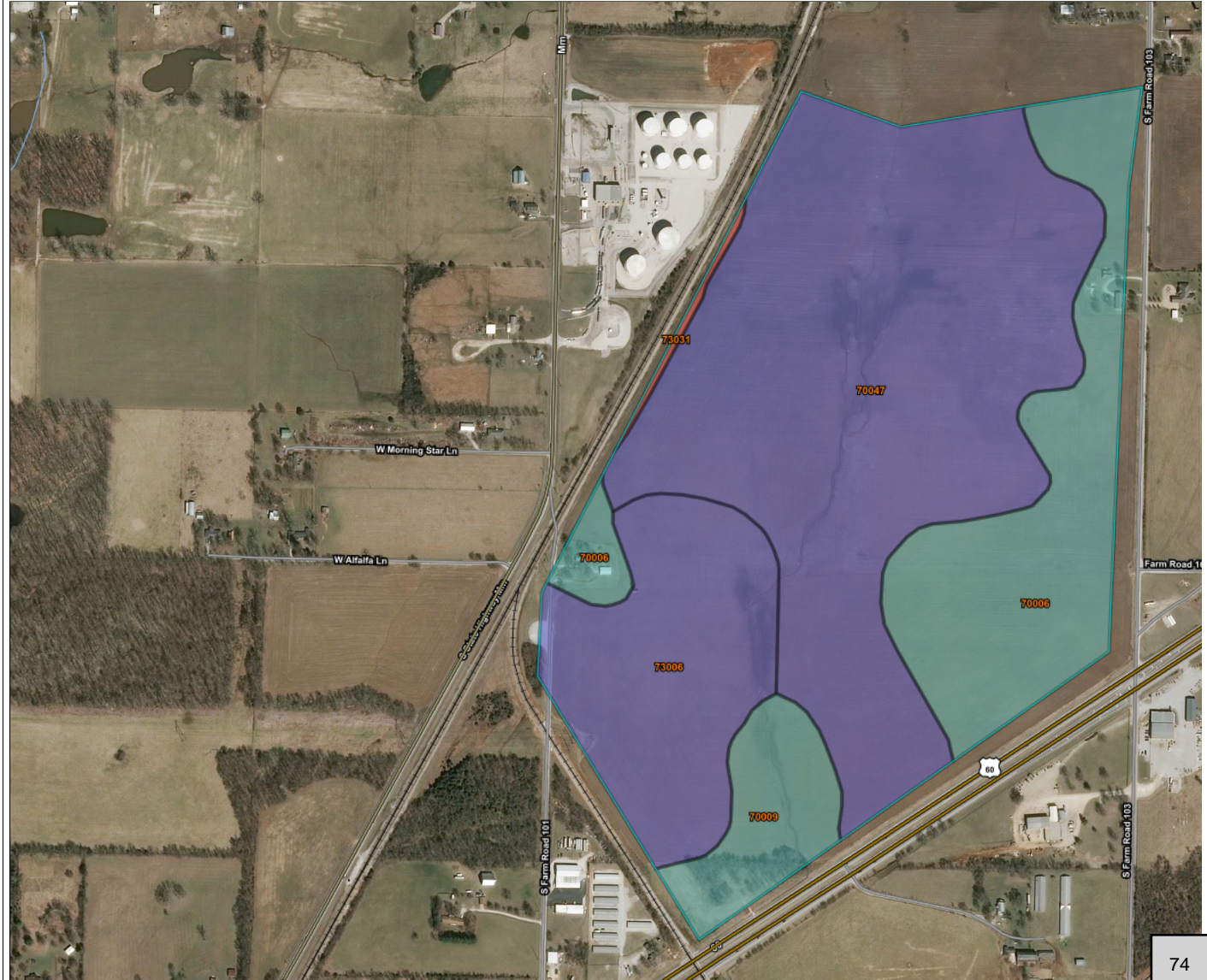
Frost Action

Frost-Free Days

Hydrologic Soil Group

Map — Hydrologic Soil Group

Scale (not to scale)





Warning: Soil Ratings Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil survey design of map units and the level of detail shown in the resulting soil map are dependent on that map scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not have been shown at a more detailed scale.

[View Description](#) [View Rating](#)

View Options

Map

Table

Description of Rating

Rating Options

Detailed Description

Advanced Options

Aggregation Method Dominant Condition ▾

Component Percent Cutoff

Tie-break Rule
 Lower
 Higher

[View Description](#) [View Rating](#)

Map Unit Name
Parent Material Name
Representative Slope
Soil Slippage Potential
Subsidence, Initial
Subsidence, Total
Unified Soil Classification (Surface)
Water Features

Tables — Hydrologic Soil Group — Summary By Map Unit

Summary by Map Unit — Greene County, Missouri (MO077)

Summary by Map Unit — Greene County, Missouri (MO077)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
70006	Credlon silt loam, 1 to 3 percent slopes	C	34.0	21.7%
70009	Goss gravelly silt loam, 8 to 15 percent slopes	C	10.2	6.5%
70047	Wanda silt loam, 2 to 5 percent slopes	B	84.3	53.8%
73006	Peridge silt loam, 2 to 5 percent slopes	B	27.4	17.5%
73031	Gerald silt loam, 0 to 2 percent slopes	D	0.7	0.5%
Totals for Area of Interest			156.7	100.0%

Description — Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options — Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

TR55 Tc Worksheet

Hyd. No. 1

Pre-Developed

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.240	0.130	0.011	
Flow length (ft)	= 200.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.77	0.00	0.00	
Land slope (%)	= 1.00	0.00	0.00	
Travel Time (min)	= 30.20	+ 0.00	+ 0.00	= 30.20
Shallow Concentrated Flow				
Flow length (ft)	= 1600.00	0.00	0.00	
Watercourse slope (%)	= 2.00	0.00	0.00	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	=2.28	0.00	0.00	
Travel Time (min)	= 11.69	+ 0.00	+ 0.00	= 11.69
Channel Flow				
X sectional flow area (sqft)	= 10.00	0.00	0.00	
Wetted perimeter (ft)	= 10.00	0.00	0.00	
Channel slope (%)	= 2.00	0.00	0.00	
Manning's n-value	= 0.030	0.030	0.015	
Velocity (ft/s)	=7.02	0.00	0.00	
Flow length (ft)	2500.0	0.0	0.0	
Travel Time (min)	= 5.93	+ 0.00	+ 0.00	= 5.93
Total Travel Time, Tc				47.82 min

Hydrograph Report

Item 6.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

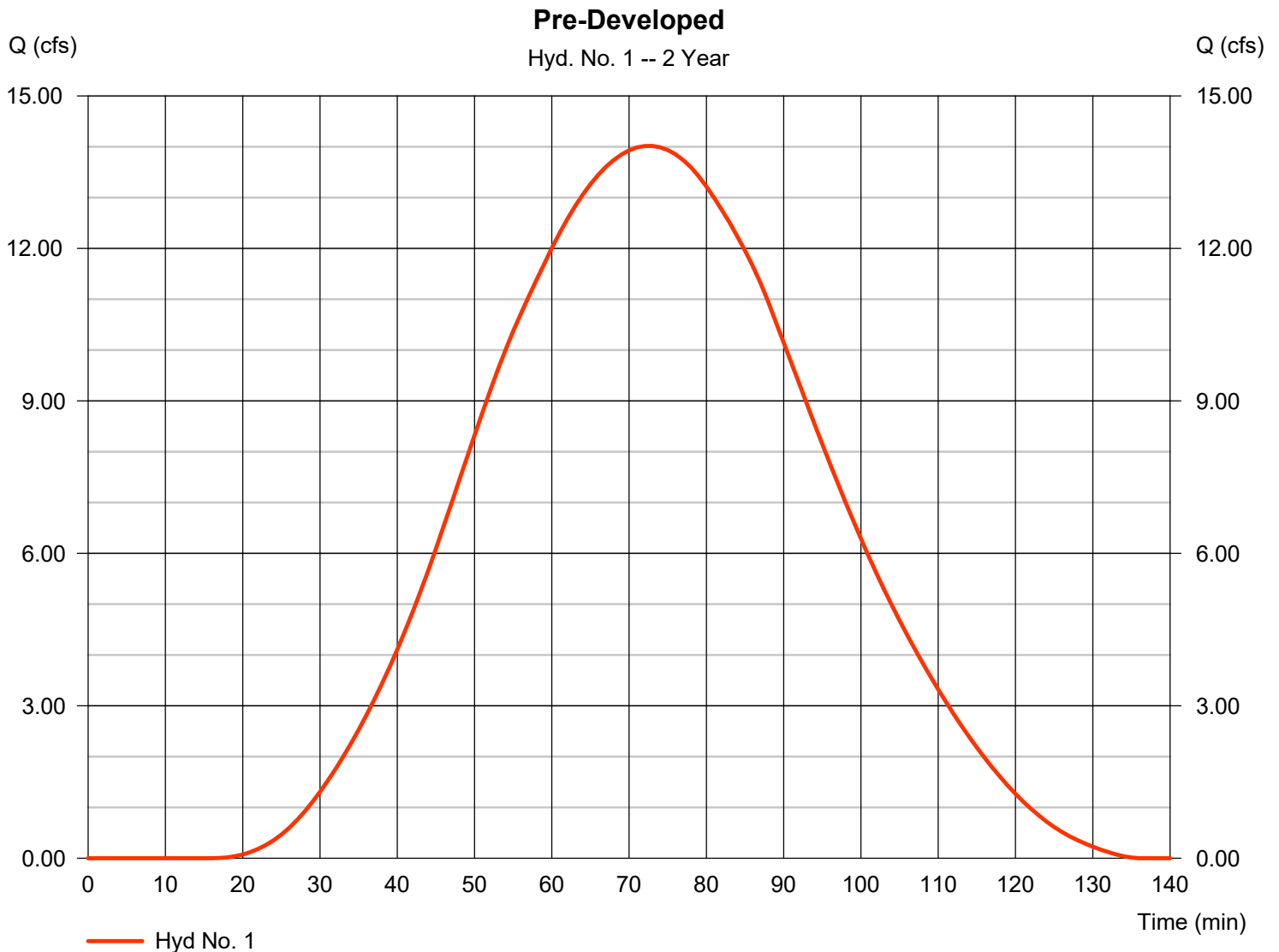
Wednesday, 05 / 19 / 2021

Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 14.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 73 min
Time interval	= 1 min	Hyd. volume	= 44,540 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 1.77 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000



Hydrograph Report

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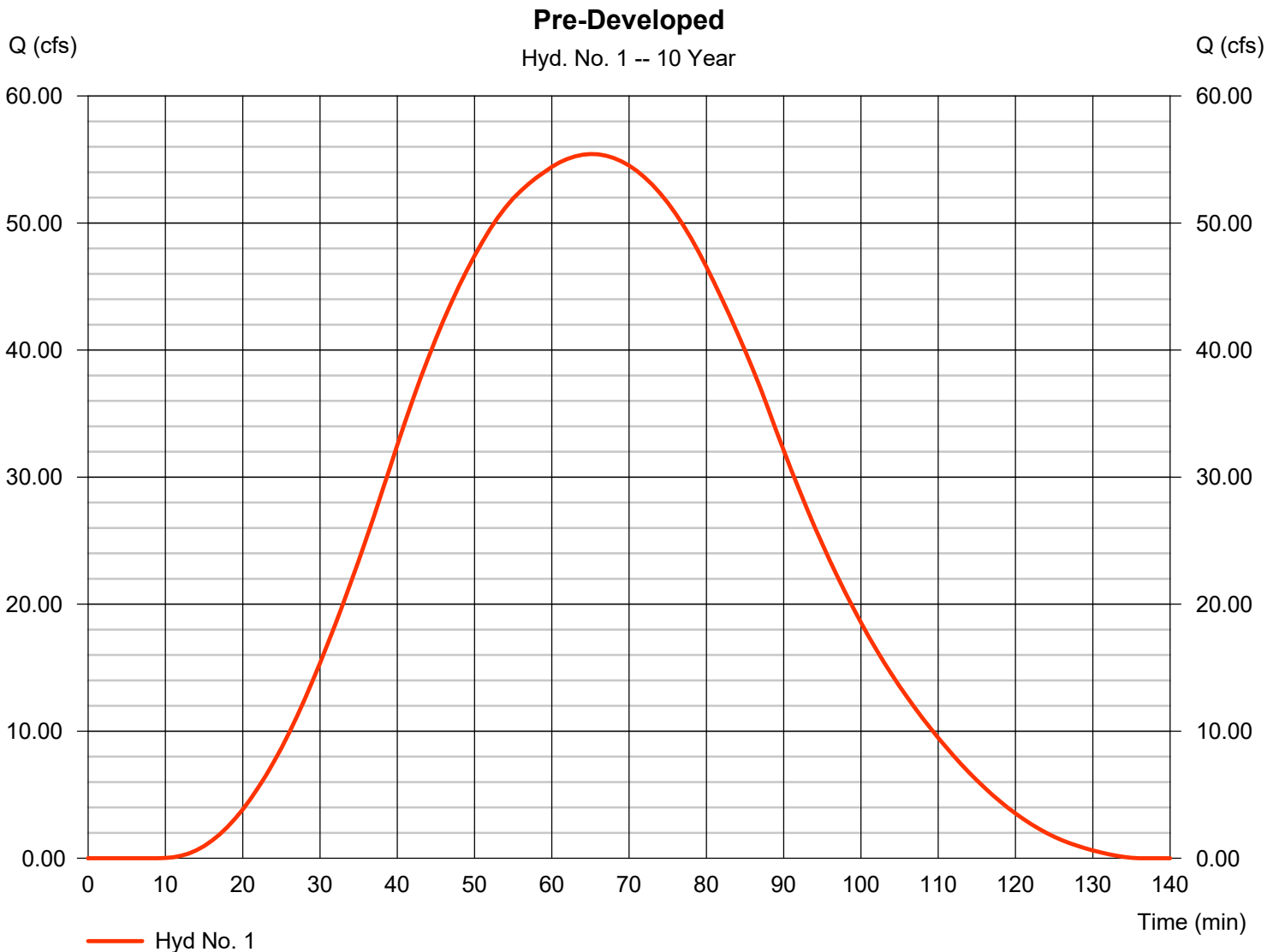
Wednesday, 05 / 19 / 2021

Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 55.43 cfs
Storm frequency	= 10 yrs	Time to peak	= 65 min
Time interval	= 1 min	Hyd. volume	= 191,385 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 2.61 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000



Hydrograph Report

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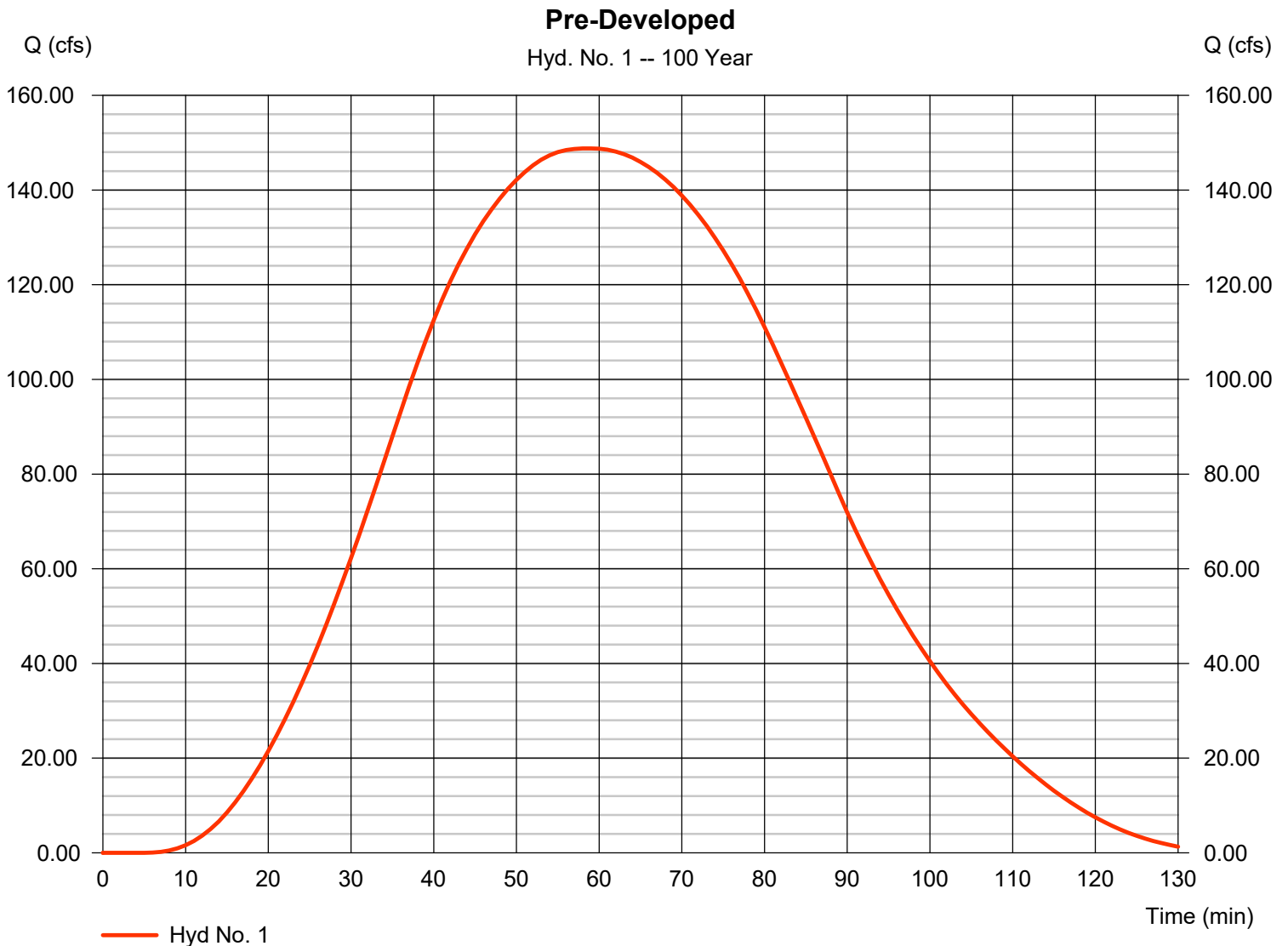
Wednesday, 05 / 19 / 2021

Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 148.80 cfs
Storm frequency	= 100 yrs	Time to peak	= 58 min
Time interval	= 1 min	Hyd. volume	= 528,253 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000



TR55 Tc Worksheet

Hyd. No. 2

Post-Developed

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>
Sheet Flow							
Manning's n-value	= 0.240		0.050		0.011		
Flow length (ft)	= 200.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.77		0.00		0.00		
Land slope (%)	= 1.00		0.00		0.00		
Travel Time (min)	= 30.20	+	0.00	+	0.00	=	30.20
Shallow Concentrated Flow							
Flow length (ft)	= 1600.00		0.00		0.00		
Watercourse slope (%)	= 2.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=2.28		0.00		0.00		
Travel Time (min)	= 11.69	+	0.00	+	0.00	=	11.69
Channel Flow							
X sectional flow area (sqft)	= 10.00		0.00		0.00		
Wetted perimeter (ft)	= 10.00		0.00		0.00		
Channel slope (%)	= 2.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=14.05		0.00		0.00		
Flow length (ft)	{{0}}1800.0		0.0		0.0		
Travel Time (min)	= 2.14	+	0.00	+	0.00	=	2.14
Total Travel Time, Tc							44.03 min

Hydrograph Report

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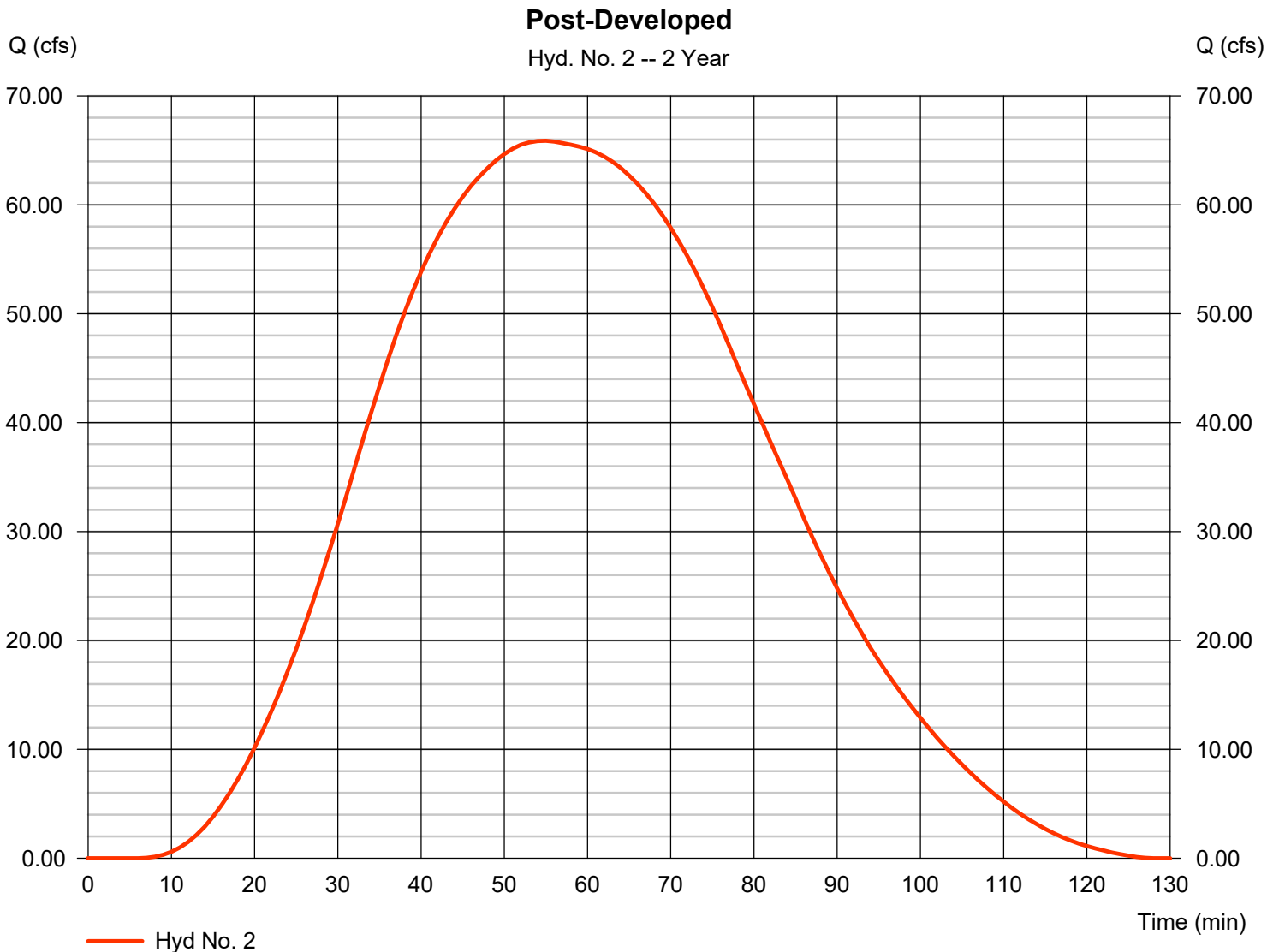
Tuesday, 05 / 25 / 2021

Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 65.89 cfs
Storm frequency	= 2 yrs	Time to peak	= 55 min
Time interval	= 1 min	Hyd. volume	= 221,297 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 1.77 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000



Hydrograph Report

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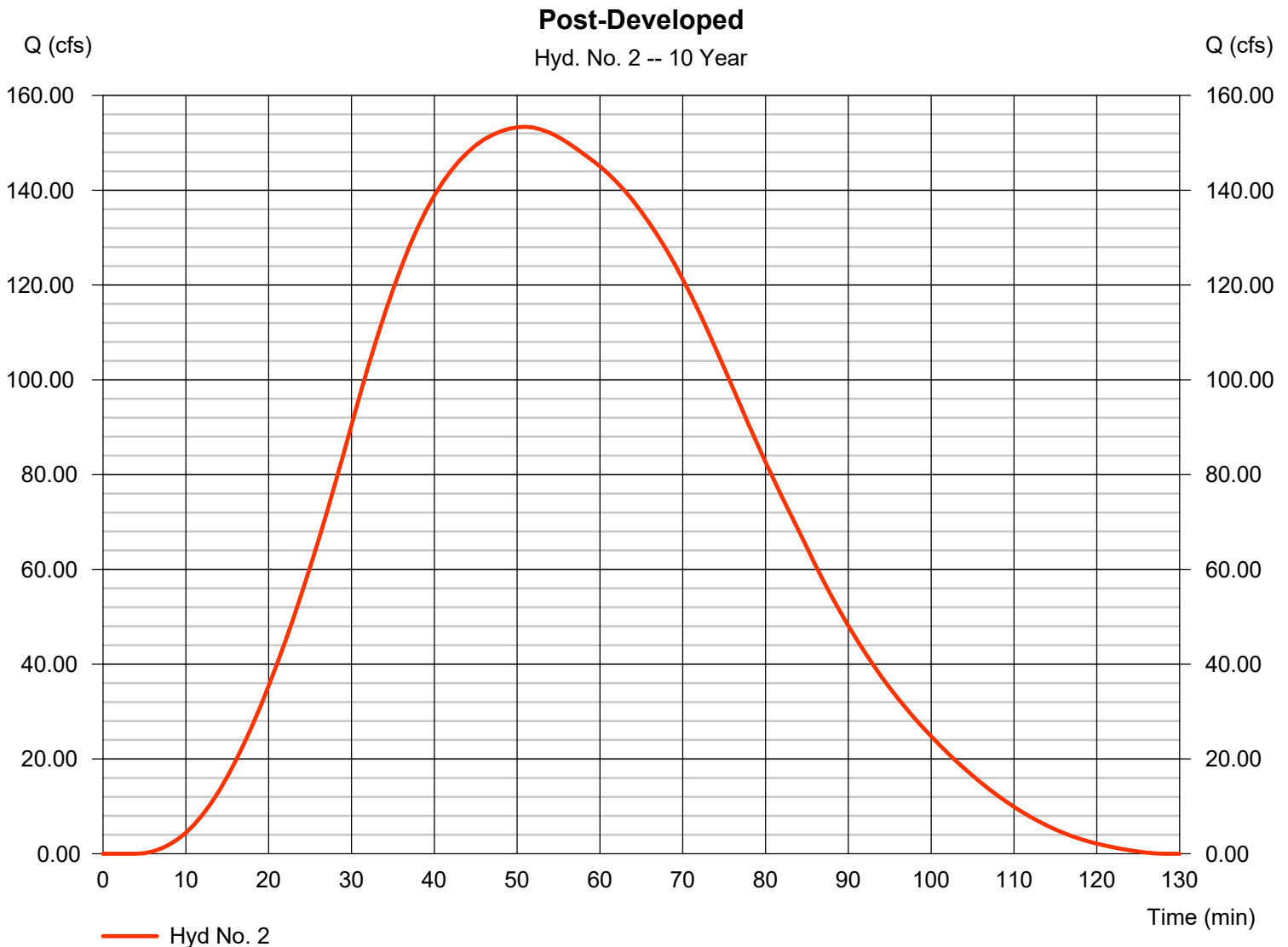
Tuesday, 05 / 25 / 2021

Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 153.38 cfs
Storm frequency	= 10 yrs	Time to peak	= 51 min
Time interval	= 1 min	Hyd. volume	= 513,700 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 2.61 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000



Hydrograph Report

Item 6.

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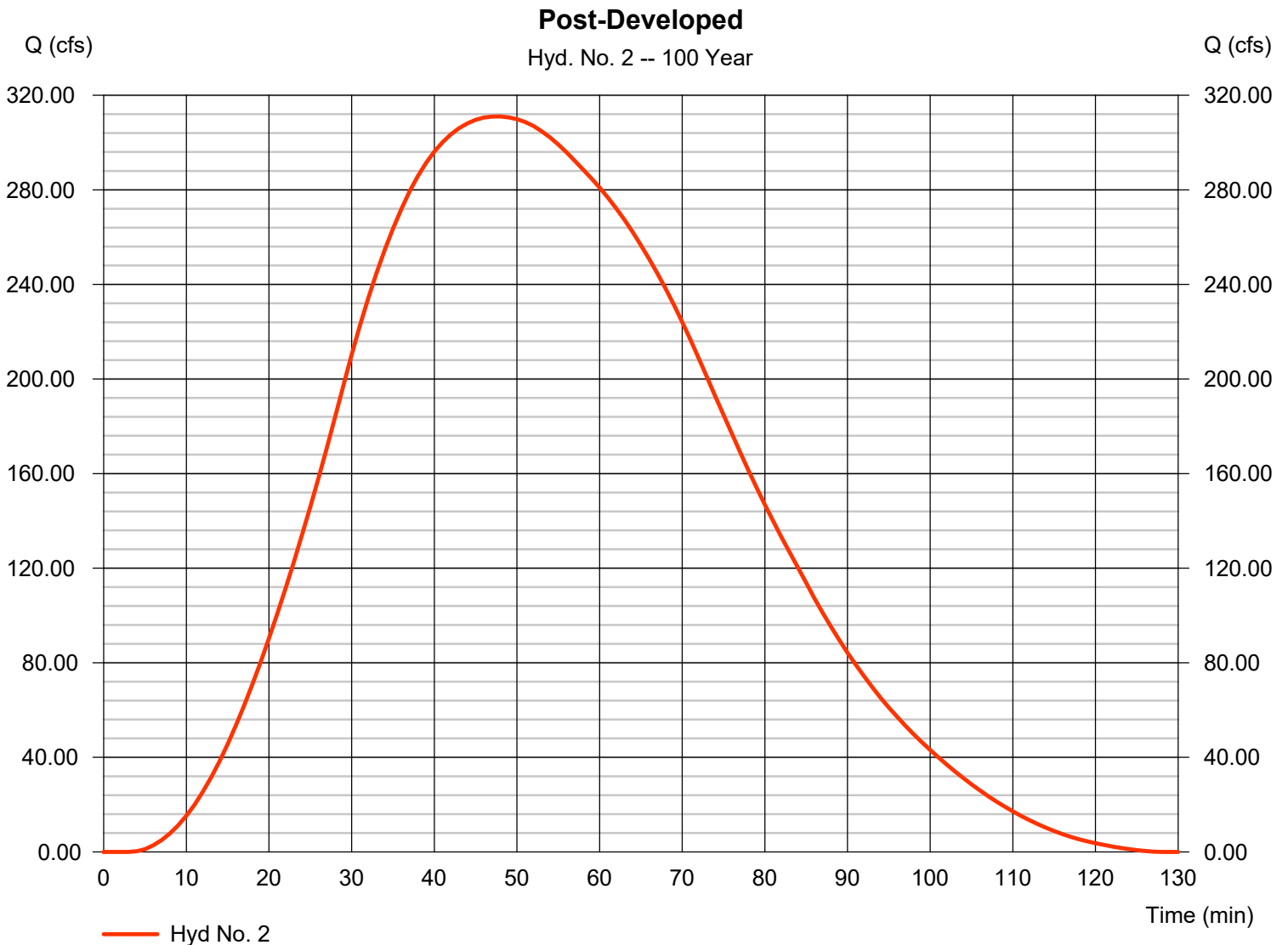
Tuesday, 05 / 25 / 2021

Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 311.02 cfs
Storm frequency	= 100 yrs	Time to peak	= 48 min
Time interval	= 1 min	Hyd. volume	= 1,032,393 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000



Hydrograph Report

Item 6.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

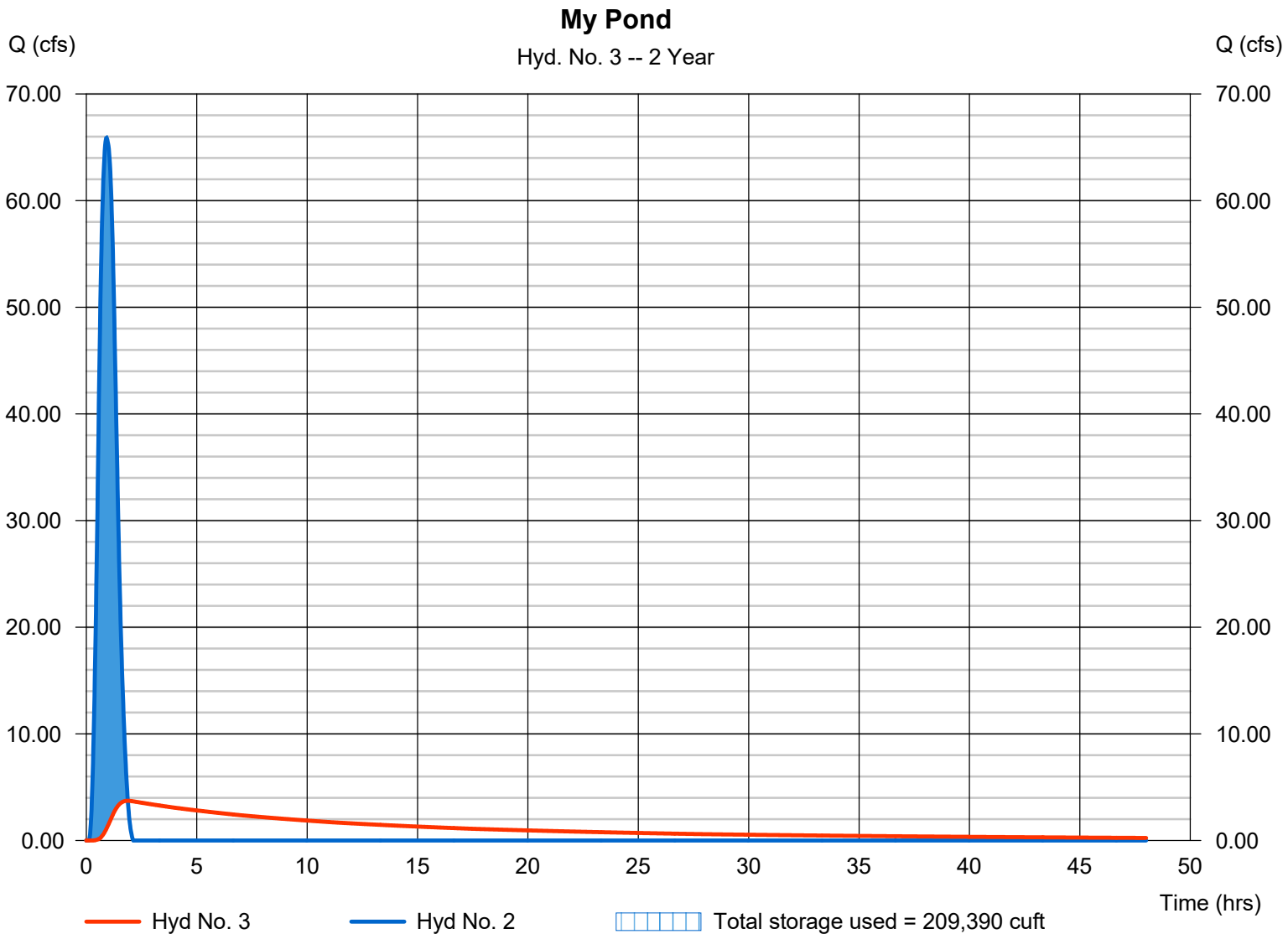
Tuesday, 05 / 25 / 2021

Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 3.725 cfs
Storm frequency	= 2 yrs	Time to peak	= 1.88 hrs
Time interval	= 1 min	Hyd. volume	= 186,787 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 100.68 ft
Reservoir name	= My Pond	Max. Storage	= 209,390 cuft

Storage Indication method used.



Hydrograph Report

Item 6.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

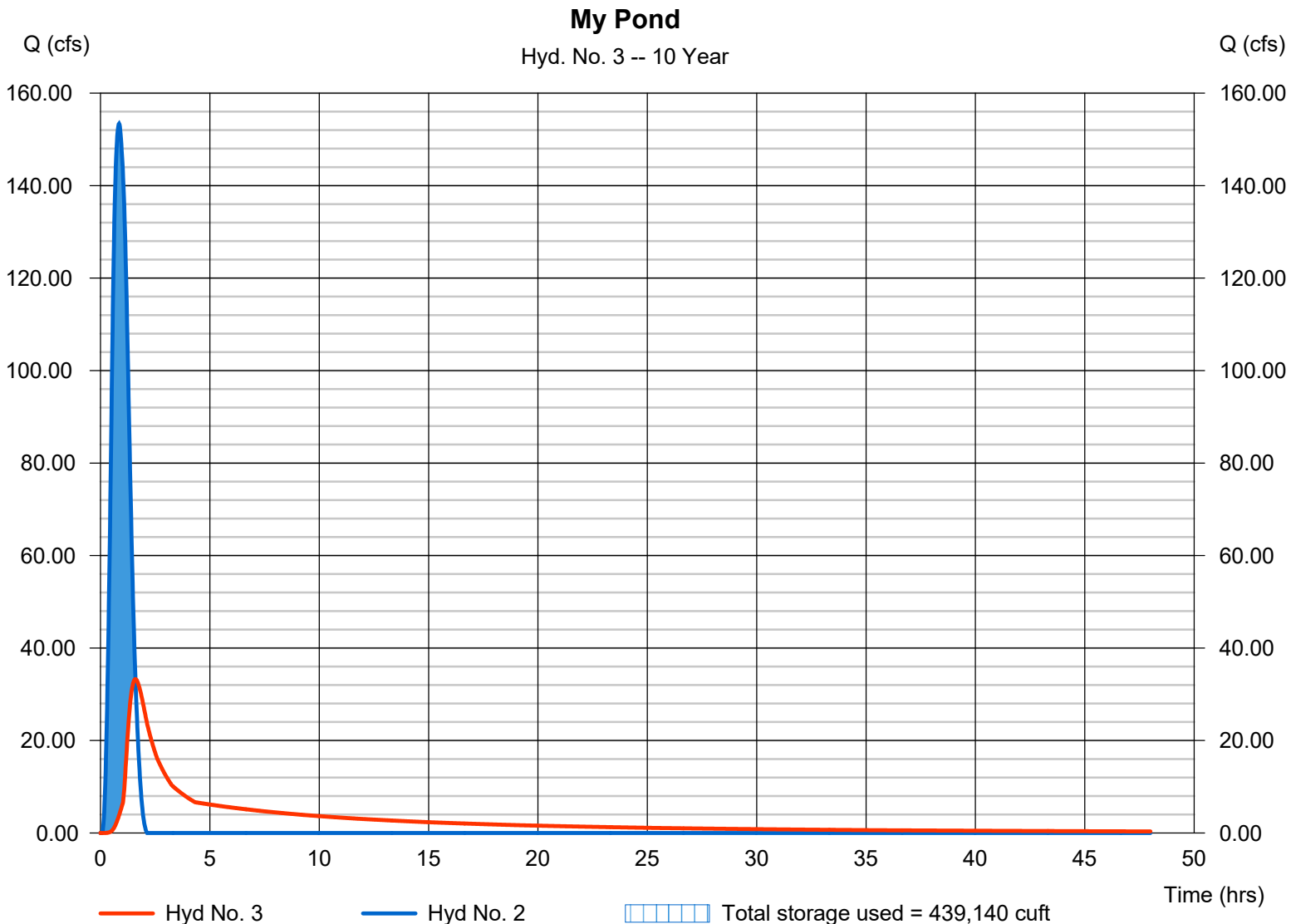
Tuesday, 05 / 25 / 2021

Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 33.28 cfs
Storm frequency	= 10 yrs	Time to peak	= 1.60 hrs
Time interval	= 1 min	Hyd. volume	= 471,073 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 101.41 ft
Reservoir name	= My Pond	Max. Storage	= 439,140 cuft

Storage Indication method used.



Hydrograph Report

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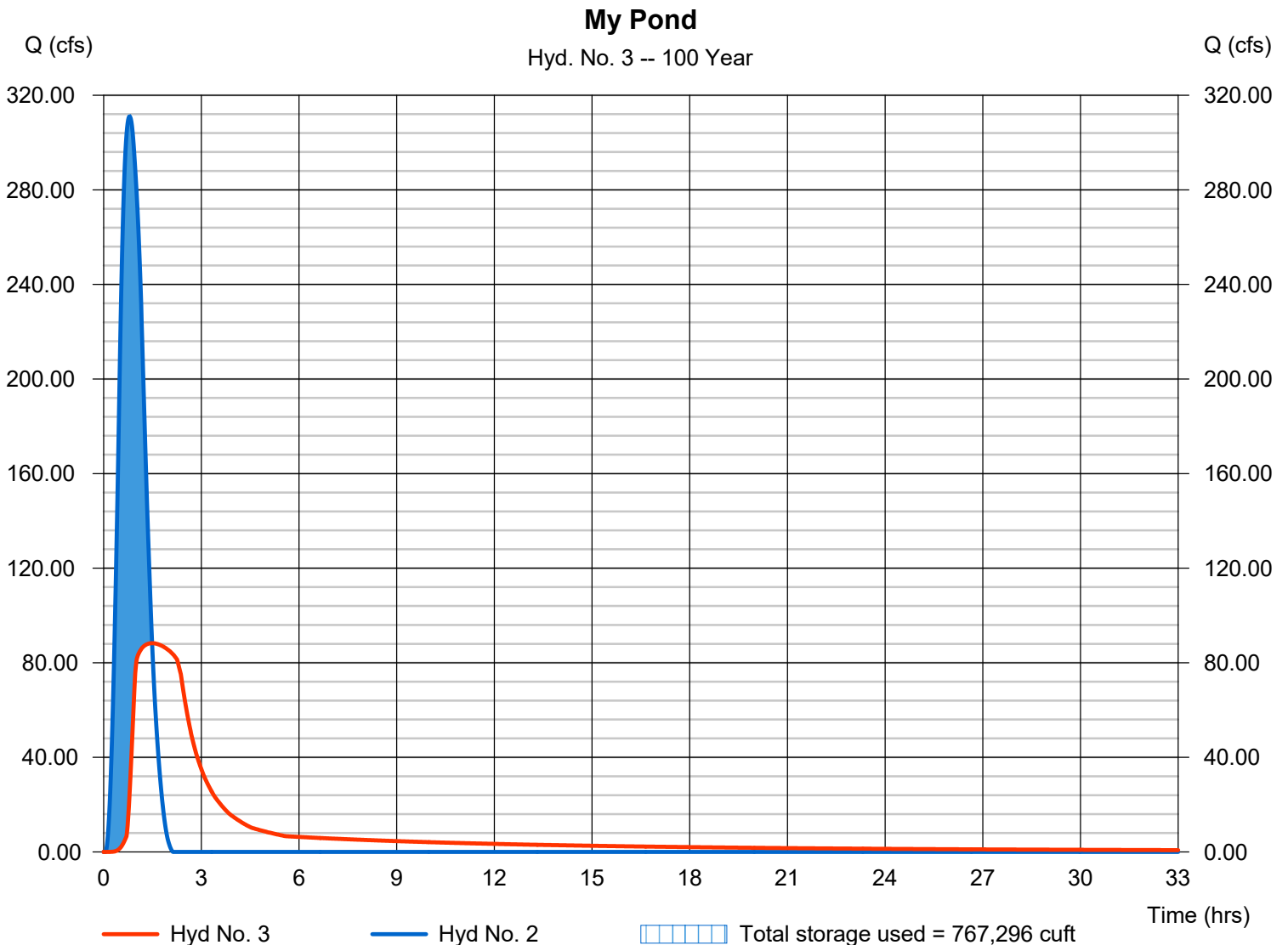
Tuesday, 05 / 25 / 2021

Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 88.27 cfs
Storm frequency	= 100 yrs	Time to peak	= 1.48 hrs
Time interval	= 1 min	Hyd. volume	= 988,160 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 102.43 ft
Reservoir name	= My Pond	Max. Storage	= 767,296 cuft

Storage Indication method used.



Pond Report

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Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Tuesday, 05 / 25 / 2021

Pond No. 1 - My Pond

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 99.99 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	99.99	00	0	0
0.01	100.00	300,000	1,500	1,500
1.01	101.00	313,000	306,500	308,000
2.01	102.00	323,000	318,000	626,000
3.01	103.00	332,000	327,500	953,500
4.01	104.00	333,000	332,500	1,286,000

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	Inactive	Inactive	Inactive
Span (in)	= 36.00	15.00	0.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 94.00	1240.00	0.00	0.00
Length (ft)	= 100.00	1.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .010	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 2.00	25.00	Inactive	Inactive
Crest El. (ft)	= 100.00	101.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.000	(by Contour)		
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	99.99	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
0.01	1,500	100.00	72.11 ic	0.00	---	---	0.00	0.00	---	---	---	---	0.000
1.01	308,000	101.00	72.11 ic	0.00	---	---	6.66	0.00	---	---	---	---	6.660
2.01	626,000	102.00	83.31 ic	0.00	---	---	12.64 s	70.67 s	---	---	---	---	83.31
3.01	953,500	103.00	92.65 ic	0.00	---	---	10.36 s	82.26 s	---	---	---	---	92.62
4.01	1,286,000	104.00	99.02 ic	0.00	---	---	9.83 s	89.11 s	---	---	---	---	98.94

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-31 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Olde Savannah Phase 3, a Residential Subdivision Consisting of Approximately 22.95 Acres Located in the 6400 Block of South Farm Road 89.

Submitted By: Karen Haynes, Planning Manager

Date: July 20, 2021

Issue Statement

Olde Savannah LLC has requested review and approval of a Preliminary Plat of approximately Twenty-Two Point Nine Five (22.95) acres, Olde Savannah Phase 3, consisting of eighty-two (82) residential lots zoned Single-Family High Density Residential (R1-H), streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

Discussion and/or Analysis

The property subject to this Preliminary Plat Application is comprised of approximately Twenty-Two Point Nine Five (22.95) acres of land located at the 6400 Block of South Farm Road 89. The property is zoned appropriately for the proposed plat, Single-Family High Density Residential (R1-H).

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains eighty-two (82) lots, each with a minimum lot size of 7,000 SF. The Preliminary Plat also consists of streets, open space, and detention area.

Transportation Plan

The Preliminary Plat proposes three (3) new Local Street connections: the first is the continuation of South Olde Savannah Avenue from Olde Savannah Phase 2, the second is the continuation of East Abercorn Street from Olde Savannah Phase 2, and the third is a connection to Williamsburg Walk by South Montgomery Avenue. New public streets will be dedicated to the City during the Final Platting Process.

The Applicant submitted a Traffic Impact Study (TIS). The TIS took into account full buildout of Phases 1, 2, and 3 of Olde Savannah in its analyses. It was determined that no traffic improvements were merited by the increased trips generated by the subdivision.

Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems. The development will be served through the looped water main system created during prior phasing of the Olde Savannah Subdivision with connections to an eight (8) inch water main located at the termination of New Madrid Street in The Lakes at Shuyler Ridge Subdivision and to a ten (10) inch water main located near the intersection of Hickory Street and South Farm Road 89. The development will connect to an existing eighteen (18) inch sewer main located on East New Madrid Street. The sanitary sewer system flows to the Shuyler Creek Lifts Station before traveling to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

Zoning Code

The Preliminary Plat of Olde Savannah has been platted for the construction of (82) single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

Floodplain: The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

Stormwater: The Preliminary Plat contains a Stormwater Detention Area in the northern portion of the phase at the end of Habersham Street. A second Stormwater Detention Area is located on the south side of Perry Street, between lots 36 and 37, designed to control the release of stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The first Stormwater Detention Area's outflow will flow into the stormwater system present in prior



phasing of Olde Savannah, while the second Stormwater Detention Area's outflow will flow south across Williamsburg Walk; a Stormwater Report will be reviewed by the TRT

during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

Recommended Action

Staff considers the **proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.**

RESOLUTION NO. 21-R-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING A PRELIMINARY PLAT FOR OLDE SAVANNAH PHASE 3, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 22.95 ACRES LOCATED IN THE 6400 BLOCK OF SOUTH FARM ROAD 89

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the Planning and Zoning Commission and the City Council have adopted Subdivision Regulations governing the subdivision of land within the City; and

WHEREAS, the Planning and Zoning Commission and City Council have passed a Resolution adopting a Comprehensive Land Use Plan for the City; and

WHEREAS, the Planning and Zoning Commission and City Council have passed a Resolution adopting a Transportation Plan; and

WHEREAS, the Preliminary Plat for the Olde Savannah Phase 3 residential subdivision consisting of approximately 22.95 acres and located in the 6400 Block of South Farm Road 89 meets the requirements of the Ordinances of the City of Republic, the Subdivision Regulations, conforms to the Land Use Plan, and the Transportation Plan of the City; and

WHEREAS, the Planning and Zoning Commission, by a vote of 5 Ayes to 0 Nays, recommended the approval of the aforementioned Preliminary Plat to the City Council at its regular meeting on July 12, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. The Preliminary Plat for the Olde Savannah Phase 3 residential subdivision, attached hereto as Exhibit A, shall serve as the guide to the development of the subdivision.
- Section 2. The Preliminary Plat substantially conforms with Chapter 410 of the City of Republic’s Municipal Code of Ordinances.
- Section 3. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 4. This Resolution shall become effective on and after the date of passage and approval as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 20th day of July 2021.

Matt Russell, Mayor

RESOLUTION NO. 21-R-31

Attest:

Laura Burbridge, City Clerk

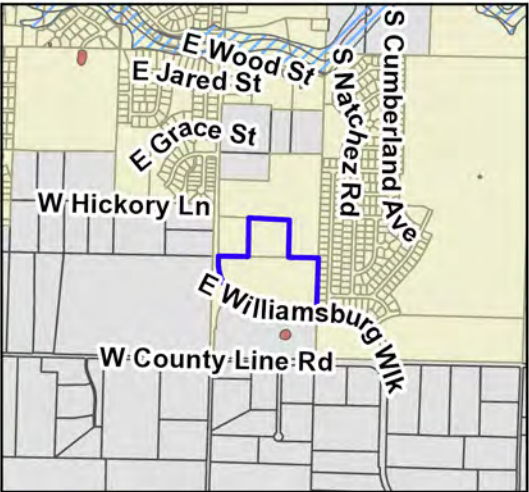
Approved as to Form: , City Attorney

Final Passage and Vote: _____

SUBD-PRE 21-004: Olde Savannah Phase 3

Item 7.

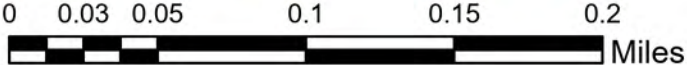
Vicinity Map



Legend

- Olde Savannah Phase 3
- Parcels
- Sinkhole
- Floodplain

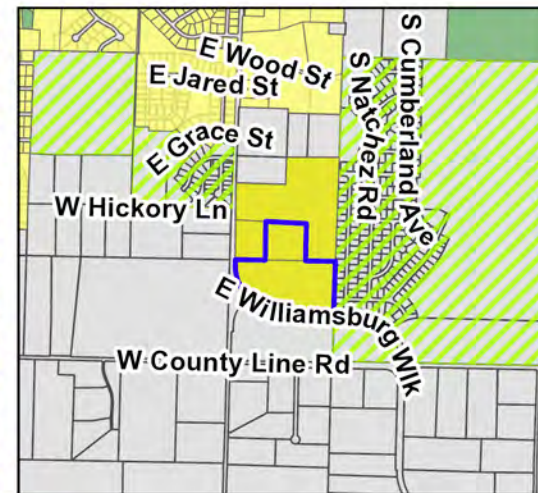
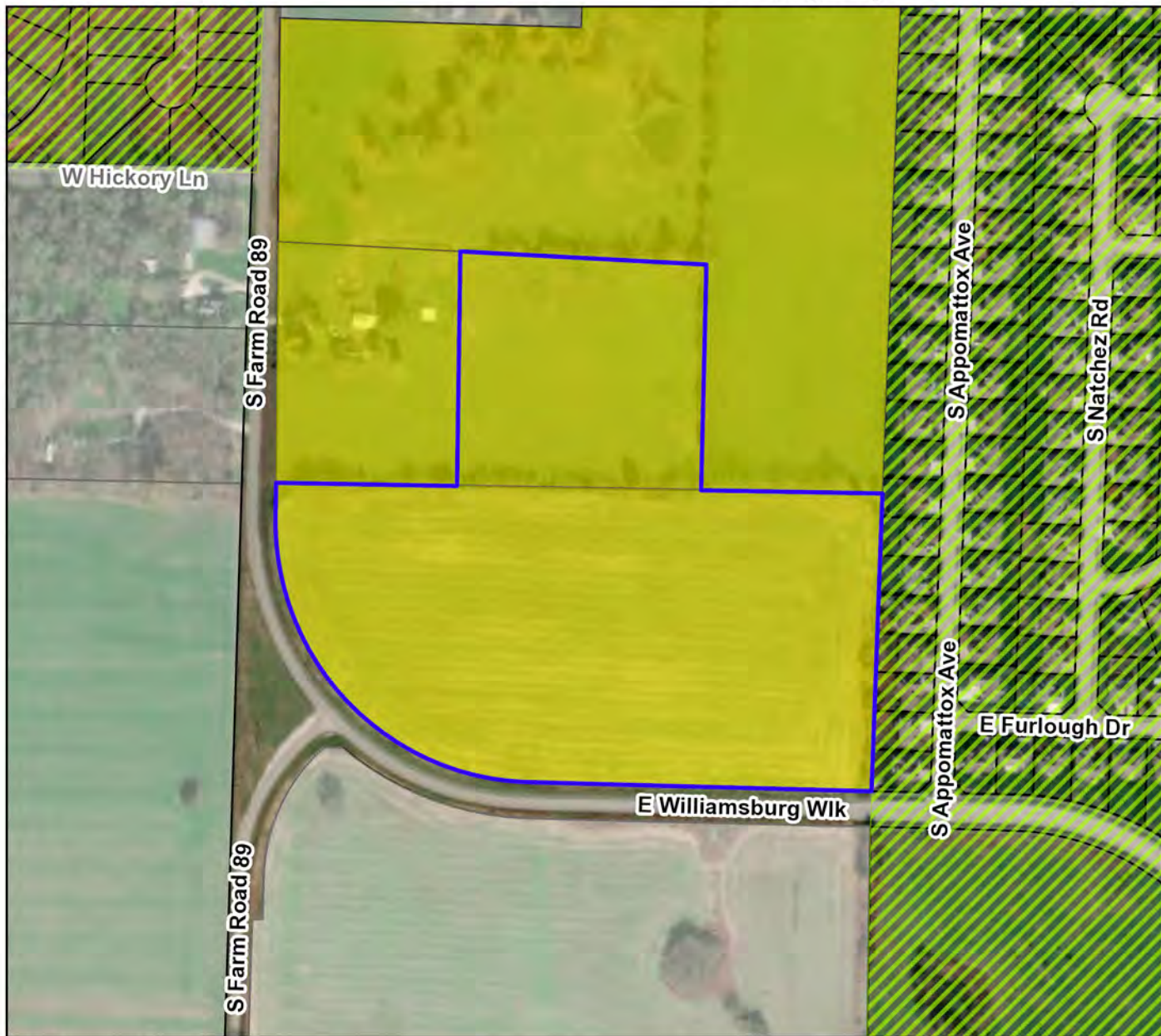
Parcel Owner: Olde Savannah LLC
 Parcel Location: 6400 Block of South Farm Road 89
 Area: 22.95 Acres
 Zoning: High Density Single Family Residential (R1-H)
 Number of Lots: 82



SUBD-PRE 21-004: Olde Savannah Phase 3

Item 7.

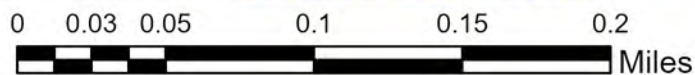
Zoning Map



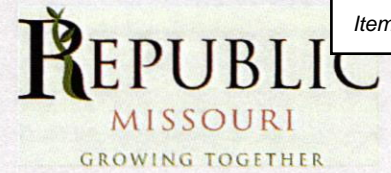
Legend

- Olde Savannah Phase 3
 - Parcels
- ### Zoning
- AG Agricultural
 - C-1 Commercial
 - C-2 General Commercial
 - C-3 General Commercial
 - M-1 Light Manufacturing
 - M-2 Heavy Manufacturing
 - PDD Planned Development
 - R1-L Single Family Low Density
 - R1-M Single Family Medium Density
 - R1-H Single Family High Density
 - R1-Z Zero Lot Line Residential
 - R-2 Two-family Residential
 - R-3 Multi-family Residential

Parcel Owner: Olde Savannah LLC
 Parcel Location: 6400 Block of South Farm Road 89
 Area: 22.95 Acres
 Zoning: High Density Single Family Residential (R1-H)
 Number of Lots: 82



Findings of Fact



Item 7.

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Olde Savannah, LLC

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

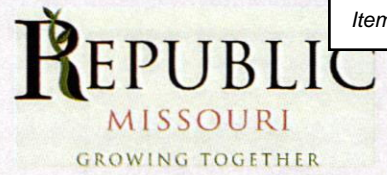
Commissioner Name:

Brendon Andrews

Commissioner Signature:

Date:

7-12-2021



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Olde Savannah, LLC

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

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- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Chris Crosby

Commissioner Signature:

Chris Crosby

Date:

7/12/21



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Olde Savannah, LLC

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

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- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

No problems.

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Erik Petersen

Commissioner Signature:

Date:



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Olde Savannah, LLC

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

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- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Water and sewer have capacity to serve
 No traffic improvements needed
 Williamsburg walk will have sidewalks

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Kevin Havn

Commissioner Signature:

[Handwritten Signature]

Date:

7/12/21



Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Olde Savannah, LLC

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

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- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:



Commissioner Signature:



Date:

7/12/21